

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/205 Southern Road, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Heidelberg West

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/317 Liberty Pde HEIDELBERG WEST 3081	\$777,000	28/01/2025
2	6/6 Ceram Ct HEIDELBERG WEST 3081	\$725,000	09/12/2024
3	33a Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$750,000	27/11/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/02/2025 09:40

1/205 Southern Road, Heidelberg West Vic 3081

**Jellis
Craig**

Christopher Macey

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending December 2024: \$677,500



2 1 1

Property Type: House (Res)

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



4/317 Liberty Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

3 2 2

Price: \$777,000

Method: Private Sale

Date: 28/01/2025

Property Type: Townhouse (Res)

Land Size: 148 sqm approx



6/6 Ceram Ct HEIDELBERG WEST 3081 (REI)

Agent Comments

3 2 2

Price: \$725,000

Method: Sold Before Auction

Date: 09/12/2024

Property Type: Townhouse (Res)



33a Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 2

Price: \$750,000

Method: Sold Before Auction

Date: 27/11/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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