

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

\$680,000

 &

\$740,000

Median sale price

Median price

\$730,000

 Property Type

Townhouse

 Suburb

Heidelberg West

Period - From

17/02/2024

 to

16/02/2025

 Source

Property Data

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	3/28 Law St HEIDELBERG HEIGHTS 3081	\$740,000	11/02/2025
2	33a Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$745,000	29/11/2024
3	6/56 Altona St HEIDELBERG HEIGHTS 3081	\$747,500	16/09/2024

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:

17/02/2025 11:36

1/205 Southern Road, Heidelberg West Vic 3081

**Jellis
Craig**

Christopher Macey
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Indicative Selling Price

\$680,000 - \$740,000

Median Townhouse Price

17/02/2024 - 16/02/2025: \$730,000



2 1 1

Property Type: Unit

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



3/28 Law St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 11/02/2025

Property Type: Townhouse (Single)



33a Outhwaite Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

2 - -

Price: \$745,000

Method: Sale

Date: 29/11/2024

Property Type: Flat/Unit/Apartment (Res)



6/56 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 2 1

Price: \$747,500

Method: Private Sale

Date: 16/09/2024

Property Type: Townhouse (Res)

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



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