

# 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

11 Scarborough Drive, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### Median sale price

Median price \$1,390,000 Property Type House Suburb Heidelberg

Period - From 01/10/2023 to 30/09/2024 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	6 Lewellin Gr ROSANNA 3084	\$885,000	16/11/2024
2	25 Berrima Rd ROSANNA 3084	\$926,000	25/10/2024
3	10 Castleton Rd VIEWBANK 3084	\$940,000	13/09/2024

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:

27/11/2024 09:24



 3  1  2

**Property Type:** House (Res)

**Land Size:** 643 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

Year ending September 2024: \$1,390,000

## Comparable Properties



**6 Lewellin Gr ROSANNA 3084 (REI)**

Agent Comments

 3  2  2

**Price:** \$885,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

**25 Berrima Rd ROSANNA 3084 (REI)**

Agent Comments

 3  1  2

**Price:** \$926,000

**Method:** Sold Before Auction

**Date:** 25/10/2024

**Property Type:** House (Res)



**10 Castleton Rd VIEWBANK 3084 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$940,000

**Method:** Sold Before Auction

**Date:** 13/09/2024

**Property Type:** House (Res)

**Land Size:** 616 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243