

# 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

4/5 Orr Street, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$500,000 & \$550,000

### Median sale price

Median price \$775,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 16/12/2023 to 15/12/2024 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	4/4 Kanimbla Ct HEIDELBERG WEST 3081	\$568,000	02/12/2024
2	3/18 Aberdeen Rd MACLEOD 3085	\$595,000	23/10/2024
3	4/36 Shelley St HEIDELBERG HEIGHTS 3081	\$610,000	17/07/2024

**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: 16/12/2024 13:50

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**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Townhouse Price**  
16/12/2023 - 15/12/2024: \$775,000

## Comparable Properties



4/4 Kanimbla Ct HEIDELBERG WEST 3081 (REI)

Agent Comments

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**Price:** \$568,000  
**Method:** Private Sale  
**Date:** 02/12/2024  
**Rooms:** 3  
**Property Type:** Townhouse (Res)



3/18 Aberdeen Rd MACLEOD 3085 (REI)

Agent Comments

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**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Property Type:** Townhouse (Single)

4/36 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

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**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 17/07/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 53 sqm approx

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