

# 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 Midway Street, Heidelberg West Vic 3081
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### Indicative selling price

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

Range between 

\$600,000
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 & 

\$650,000
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### Median sale price

Median price 

\$800,000
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 Property Type 

House
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 Suburb 

Heidelberg West
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Period - From 

01/07/2024
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 to 

30/09/2024
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 Source 

REIV
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### 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	585 Waterdale Rd HEIDELBERG WEST 3081	\$630,000	23/09/2024
2	363 Liberty Pde HEIDELBERG WEST 3081	\$582,500	23/08/2024
3	587 Waterdale Rd HEIDELBERG WEST 3081	\$650,000	15/08/2024

**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: 

13/01/2025 14:40
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**Property Type:** House  
**Land Size:** 342 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median House Price**  
September quarter 2024: \$800,000

## Comparable Properties



**585 Waterdale Rd HEIDELBERG WEST 3081 (VG)**

**Agent Comments**

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**Price:** \$630,000  
**Method:** Sale  
**Date:** 23/09/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 445 sqm approx



**363 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)**

**Agent Comments**

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**Price:** \$582,500  
**Method:** Sold Before Auction  
**Date:** 23/08/2024  
**Property Type:** House (Res)  
**Land Size:** 455 sqm approx



**587 Waterdale Rd HEIDELBERG WEST 3081 (VG)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Sale  
**Date:** 15/08/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 451 sqm approx

**Account - Barry Plant** | P: 03 9842 8888