

## 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

24 BAMFIELD ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

6/56 ALTONA STREET HEIDELBERG HEIGHTS VIC 3081	\$747,500	18-Sep-24
4/28 LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$735,000	19-Sep-24
5/28 LAW STREET HEIDELBERG HEIGHTS VIC 3081	\$690,000	21-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 24 January 2025



**6/56 ALTONA STREET  
HEIDELBERG HEIGHTS VIC 3081**

2 2 1

Sold Price **\$747,500** Sold Date **18-Sep-24**

Distance **0.6km**



**4/28 LAW STREET HEIDELBERG  
HEIGHTS VIC 3081**

2 2 1

Sold Price **\$735,000** Sold Date **19-Sep-24**

Distance **0.64km**



**5/28 LAW STREET HEIDELBERG  
HEIGHTS VIC 3081**

2 2 1

Sold Price **\$690,000** Sold Date **21-Mar-24**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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