

## 213 Waiora Road, Heidelberg Heights Vic 3081



**3 Bed 2 Bath 2 Car**  
**Rooms:** 2  
**Property Type:** House  
**Land Size:** 929 sqm approx  
**Indicative Selling Price**  
 \$1,100,000 - \$1,210,000  
**Median House Price**  
 December quarter 2023:  
 \$1,025,000

### Comparable Properties



**90 Porter Road, Heidelberg Heights 3081 (REI/VG)**  
**3 Bed 1 Bath 2 Car**  
**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 02/09/2023  
**Rooms:** 5  
**Property Type:** House (res)  
**Land Size:** 929 sqm approx  
**Agent Comments:** Similar location & land size, inferior accommodation, similar condition



**163 Waiora Road, Heidelberg Heights 3081 (REI/VG)**  
**3 Bed 1 Bath 2 Car**  
**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 06/10/2023  
**Property Type:** House  
**Land Size:** 928 sqm approx  
**Agent Comments:** Same location & land size, similar accommodation, inferior condition



**53 Chapman Street, Macleod 3085 (REI)**  
**3 Bed 2 Bath 3 Car**  
**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 1076 sqm approx  
**Agent Comments:** Superior land size, same accommodation, inferior condition, similar location

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

213 Waiora 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)

Range between \$1,100,000 & \$1,210,000

#### Median sale price

Median price \$1,025,000 House x Suburb Heidelberg Heights

Period - From 01/10/2023 to 31/12/2023 Source REIV

#### Comparable property sales

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
90 Porter Road, HEIDELBERG HEIGHTS 3081	\$1,200,000	02/09/2023
163 Waiora Road, HEIDELBERG HEIGHTS 3081	\$1,130,000	06/10/2023
53 Chapman Street, MACLEOD 3085	\$1,125,000	17/02/2024

This Statement of Information was prepared on:

20/02/2024 18:25