

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

163 Waiora Road, Heidelberg Heights

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,200,000

Median sale priceMedian price

\$1,030,000

Property type

House

Suburb

Heidelberg Heights

Period - From

April 2023

to

June 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
1. 181 Porter Road, Heidelberg Heights	\$ 1,355,000	24/06/2023
2. 26 Shelley Street, Heidelberg Heights	\$ 1,032,500	15/05/2023
3. 467 Upper Heidelberg Road, Heidelberg Heights	\$ 1,200,000	13/04/2023

This Statement of Information was prepared on:

15/09/2023

Comparable properties



\$ 1,355,000

181 Porter Road, Heidelberg Heights, Victoria

DATE: 24/06/2023

PROPERTY TYPE: HOUSE

 2  1
 2  929 sqm



\$ 1,032,500

26 Shelley Street, Heidelberg Heights, Victoria

DATE: 15/05/2023

PROPERTY TYPE: HOUSE

 2  1
 1  709 sqm



\$ 1,200,000

467 Upper Heidelberg Road, Heidelberg Heights, Victoria

DATE: 13/04/2023

PROPERTY TYPE: HOUSE

 
  878 sqm x

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Average of only
21 days on market



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