

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

1/14 CATALINA STREET HEIDELBERG WEST VIC 3081

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 May 2024

to

30 Apr 2025

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

2/251 ORIEL ROAD HEIDELBERG WEST VIC 3081	\$580,000	28-Mar-25
12/23 MCEWAN ROAD HEIDELBERG HEIGHTS VIC 3081	\$656,500	14-Feb-25
1/24 CREVELLI STREET RESERVOIR VIC 3073	\$600,000	30-Apr-25

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: 09 May 2025



2/251 ORIEL ROAD HEIDELBERG WEST VIC 3081

 2  2  1

Sold Price

^{RS}

\$580,000

Sold Date

28-Mar-25

Distance

0.3km



12/23 MCEWAN ROAD HEIDELBERG HEIGHTS VIC 3081

 2  1  1

Sold Price

\$656,500

Sold Date

14-Feb-25

Distance

1.08km



1/24 CREVELLI STREET RESERVOIR VIC 3073

 2  1  1

Sold Price

^{RS}

\$600,000

Sold Date

30-Apr-25

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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