

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

12 Bonar Street, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$970,000

&

\$1,030,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

27/11/2024

to

26/11/2025

Source

Property Data

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	22 Timor Pde HEIDELBERG WEST 3081	\$1,055,000	20/09/2025
2	12 Orange Ct BELLFIELD 3081	\$960,000	13/06/2025
3			

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:

27/11/2025 09:44



2 1 1

Property Type: House
Land Size: 792 sqm approx
Agent Comments

Indicative Selling Price
\$970,000 - \$1,030,000
Median House Price
27/11/2024 - 26/11/2025: \$890,000

Comparable Properties

22 Timor Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$1,055,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 716 sqm approx



12 Orange Ct BELLFIELD 3081 (REI)

Agent Comments

3 1 2

Price: \$960,000
Method: Sold Before Auction
Date: 13/06/2025
Property Type: House (Res)
Land Size: 690 sqm approx

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089