

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

134 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$911,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	29 Mortimer St HEIDELBERG 3084	\$1,510,000	02/05/2025
2	21 Bronte St HEIDELBERG 3084	\$1,500,000	15/03/2025
3	120 Porter Rd HEIDELBERG HEIGHTS 3081	\$1,267,000	23/12/2024

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:

23/06/2025 11:52

134 Porter Road, Heidelberg Heights Vic 3081



5 3 4

Property Type: House
Land Size: 929 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2025: \$911,000

Comparable Properties



29 Mortimer St HEIDELBERG 3084 (REI)

Agent Comments

3 2 2

Price: \$1,510,000
Method: Private Sale
Date: 02/05/2025
Property Type: House (Res)
Land Size: 932 sqm approx



21 Bronte St HEIDELBERG 3084 (REI/VG)

Agent Comments

4 2 -

Price: \$1,500,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 664 sqm approx



120 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 1 2

Price: \$1,267,000
Method: Private Sale
Date: 23/12/2024
Property Type: House
Land Size: 929 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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