

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

14 Perth Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$780,500

Property Type

House

Suburb

Heidelberg West

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	48 Crevelli St RESERVOIR 3073	\$634,400	05/06/2025
2	69 Pacific Dr HEIDELBERG WEST 3081	\$638,000	22/03/2025
3	4 Bridgeford Ct HEIDELBERG WEST 3081	\$665,000	04/06/2025

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:

03/07/2025 10:40

14 Perth Street, Heidelberg West Vic 3081

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jellisraig.com.au



3 1 0

Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median House Price
Year ending March 2025: \$780,500

Comparable Properties



48 Crevelli St RESERVOIR 3073 (REI)

Agent Comments

3 1 1

Price: \$634,400
Method: Sold Before Auction
Date: 05/06/2025
Property Type: House (Res)
Land Size: 308 sqm approx



69 Pacific Dr HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 1

Price: \$638,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 5
Property Type: House (Res)



4 Bridgeford Ct HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 2

Price: \$665,000
Method: Sold Before Auction
Date: 04/06/2025
Property Type: House
Land Size: 494 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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