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	14 Timor Parade, Heidelberg West Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000 & \$840,000	Range between	\$800,000	&	\$840,000
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Median sale price

Median price	\$768,000	Pro	perty Type	House		Suburb	Heidelberg West
Period - From	01/07/2025	to	30/09/2025		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

Add	dress of comparable property	Price	Date of sale
1	43 Alamein Rd HEIDELBERG WEST 3081	\$818,000	18/11/2025
2	513 Waterdale Rd HEIDELBERG WEST 3081	\$800,000	17/09/2025
3	21 Timor Pde HEIDELBERG WEST 3081	\$837,500	08/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/11/2025 13:29













Property Type: House Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$840,000 Median House Price

September quarter 2025: \$768,000

Comparable Properties



43 Alamein Rd HEIDELBERG WEST 3081 (REI)

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Agent Comments

Price: \$818,000 Method: Private Sale Date: 18/11/2025

Property Type: House (Res) Land Size: 594 sqm approx



513 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

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Agent Comments

Price: \$800,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: House (Res) Land Size: 591 sqm approx

21 Timor Pde HEIDELBERG WEST 3081 (VG)

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Agent Comments

Price: \$837,500 Method: Sale Date: 08/09/2025

Property Type: House (Res) Land Size: 570 sqm approx

Account - VICPROP | P: 03 8888 1011



