

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 Timor Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$800,000

&

\$840,000

Median sale price

Median price

\$768,000

Property 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	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 comparable properties 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



3 1 2

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)

Agent Comments

3 1 2

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)

Agent Comments

3 1 2

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)

Agent Comments

3 - -

Price: \$837,500
Method: Sale
Date: 08/09/2025
Property Type: House (Res)
Land Size: 570 sqm approx