

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

15 Terry Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$895,000 & \$980,000

Median sale price

Median price \$882,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2024 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	129 Oriel Rd BELLFIELD 3081	\$930,000	06/09/2025
2	49 Montgomery St HEIDELBERG HEIGHTS 3081	\$1,005,000	29/05/2025
3	104 Rosanna Rd HEIDELBERG 3084	\$1,040,000	21/06/2025

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: 10/11/2025 14:00

15 Terry Street, Heidelberg Heights Vic 3081

Brett Greig
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3 2

Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$895,000 - \$980,000
Median House Price
Year ending September 2025: \$882,000

Comparable Properties



129 Oriel Rd BELLFIELD 3081 (REI)

Agent Comments

3 1 3

Price: \$930,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 601 sqm approx



49 Montgomery St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 2

Price: \$1,005,000
Method: Sold Before Auction
Date: 29/05/2025
Rooms: 4
Property Type: House (Res)
Land Size: 374 sqm approx



104 Rosanna Rd HEIDELBERG 3084 (REI)

Agent Comments

3 1 4

Price: \$1,040,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 630 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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