#### 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	2/157 Southern Road, 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	\$680,000	&	\$730,000
-			

#### Median sale price

Median price \$6	630,000	Pro	perty Type	Unit		Suburb	Heidelberg West
Period - From 0	1/07/2025	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	205 Oriel Rd HEIDELBERG WEST 3081	\$690,000	13/10/2025
2	1/286 Oriel Rd HEIDELBERG WEST 3081	\$710,000	03/10/2025
3	12/455 Waterdale Rd HEIDELBERG WEST 3081	\$687,500	03/09/2025

#### 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:	17/10/2025 11:34









Property Type: Townhouse Land Size: 116 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 - \$730,000 **Median Unit Price** September quarter 2025: \$630,000

## Comparable Properties



205 Oriel Rd HEIDELBERG WEST 3081 (REI)

2

Price: \$690,000 Method: Private Sale Date: 13/10/2025

Property Type: Townhouse (Single) Land Size: 157 sqm approx

Agent Comments



1/286 Oriel Rd HEIDELBERG WEST 3081 (REI)





Price: \$710,000

Method: Private Sale Date: 03/10/2025

Property Type: Townhouse (Single) Land Size: 138 sqm approx

**Agent Comments** 



12/455 Waterdale Rd HEIDELBERG WEST 3081 (VG)

Price: \$687,500 Method: Sale Date: 03/09/2025

Property Type: Townhouse (Single)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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