

# 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

2/5 Ceram Court, Heidelberg West Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$860,000

### Median sale price

Median price \$730,000 Property Type Townhouse Suburb Heidelberg West

Period - From 05/05/2024 to 04/05/2025 Source Property Data

### 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	4/317 Liberty Pde HEIDELBERG WEST 3081	\$777,000	14/01/2025
2	6/6 Ceram Ct HEIDELBERG WEST 3081	\$725,000	11/12/2024
3	4 East St HEIDELBERG WEST 3081	\$830,000	10/12/2024

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:

05/05/2025 13:13



 3    2    2

**Property Type:** Townhouse  
**Land Size:** 280 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$860,000  
**Median Townhouse Price**  
05/05/2024 - 04/05/2025: \$730,000

## Comparable Properties

4/317 Liberty Pde HEIDELBERG WEST 3081 (REI)

**Agent Comments**

 3    2    2

**Price:** \$777,000  
**Method:**  
**Date:** 14/01/2025  
**Property Type:** Unit

6/6 Ceram Ct HEIDELBERG WEST 3081 (REI)

**Agent Comments**

 3    2    2

**Price:** \$725,000  
**Method:**  
**Date:** 11/12/2024  
**Property Type:** Unit



4 East St HEIDELBERG WEST 3081 (REI/VG)

**Agent Comments**

 3    2    2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 10/12/2024  
**Property Type:** House  
**Land Size:** 269 sqm approx

**Account - Barry Plant** | P: 03 9842 8888