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	24 North Crescent, 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	\$980,000	&	\$1,050,000
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Median sale price

Median price	\$750,000	Pro	perty Type	House		Suburb	Heidelberg West
Period - From	01/04/2025	to	30/06/2025		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	1/174 Porter Rd HEIDELBERG HEIGHTS 3081	\$950,500	21/08/2025
2	20 Skeffington St BELLFIELD 3081	\$1,025,000	24/06/2025
3	49 Montgomery St HEIDELBERG HEIGHTS 3081	\$1,005,000	29/05/2025

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:	02/09/2025 14:31









Property Type: House Land Size: 284 sqm approx

Agent Comments

Indicative Selling Price \$980,000 - \$1,050,000 Median House Price June quarter 2025: \$750,000

Comparable Properties



1/174 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

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Price: \$950,500 Method: Private Sale Date: 21/08/2025

Property Type: Townhouse (Single)

Agent Comments



20 Skeffington St BELLFIELD 3081 (REI/VG)



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Agent Comments

Price: \$1,025,000 **Method:** Private Sale **Date:** 24/06/2025

Property Type: Townhouse (Res) **Land Size:** 673 sqm approx



49 Montgomery St HEIDELBERG HEIGHTS 3081

(REI/VG)

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Agent Comments

Price: \$1,005,000

Method: Sold Before Auction

Date: 29/05/2025 Rooms: 4

Property Type: House (Res) **Land Size:** 374 sqm approx

Account - VICPROP | P: 03 8888 1011





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