

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

24 North Crescent, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$980,000

&

\$1,050,000

Median sale price

Median price

\$750,000

Property 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	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 comparable properties 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



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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)

Agent Comments

3
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Price: \$950,500
Method: Private Sale
Date: 21/08/2025
Property Type: Townhouse (Single)



20 Skeffington St BELLFIELD 3081 (REI/VG)

Agent Comments

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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)

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

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