

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

241 Liberty Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$795,000

&

\$825,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/07/2024

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	564 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$810,000	24/06/2025
2	39 Alamein Rd HEIDELBERG WEST 3081	\$828,000	18/06/2025
3	505 Waterdale Rd HEIDELBERG WEST 3081	\$822,500	11/06/2025

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:

21/07/2025 10:20



3
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 1

Property Type: House (Res)

Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$825,000

Median House Price

Year ending June 2025: \$770,000

Comparable Properties



564 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3
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 1

Price: \$810,000

Method: Private Sale

Date: 24/06/2025

Rooms: 4

Property Type: House (Res)

Land Size: 620 sqm approx



39 Alamein Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3
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 2

Price: \$828,000

Method: Sold Before Auction

Date: 18/06/2025

Property Type: House (Res)

Land Size: 592 sqm approx



505 Waterdale Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

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Price: \$822,500

Method: Private Sale

Date: 11/06/2025

Property Type: House (Res)

Land Size: 605 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800