

# 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](http://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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**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

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**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

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**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