

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

3/14 CATALINA STREET HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

4/317 LIBERTY PARADE HEIDELBERG WEST VIC 3081	\$777,000	14-Jan-25
5/4 DAVIS STREET PRESTON VIC 3072	\$750,000	17-Jan-25
4/16 ALTONA STREET HEIDELBERG HEIGHTS VIC 3081	\$763,000	21-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 30 June 2025

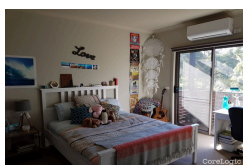


**4/317 LIBERTY PARADE
HEIDELBERG WEST VIC 3081**

3 2 2

Sold Price **\$777,000** Sold Date **14-Jan-25**

Distance **0.4km**



**5/4 DAVIS STREET PRESTON VIC
3072**

3 2 2

Sold Price **\$750,000** Sold Date **17-Jan-25**

Distance **0.66km**



**4/16 ALTONA STREET
HEIDELBERG HEIGHTS VIC 3081**

3 2 1

Sold Price **\$763,000** Sold Date **21-Feb-25**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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