

# 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

39 Alamein Road, 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

\$720,000

&

\$790,000

### Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Heidelberg West

Period - From

01/04/2024

to

31/03/2025

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.~~

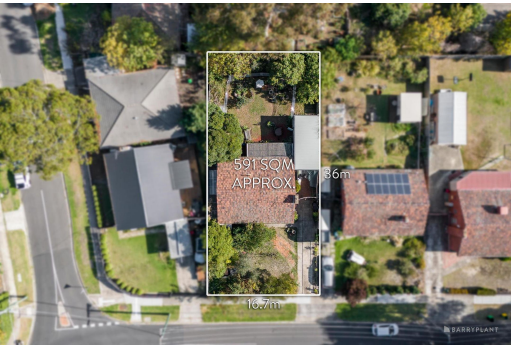
|   | Address of comparable property       | Price     | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 1 | 78 Ramu Pde HEIDELBERG WEST 3081     | \$605,000 | 26/05/2025   |
| 2 | 14 Satelberg Ct HEIDELBERG WEST 3081 | \$800,800 | 16/01/2025   |
| 3 | 29 Pacific Dr HEIDELBERG WEST 3081   | \$715,000 | 18/11/2024   |

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:

04/06/2025 15:31



 3    1    2

**Property Type:** House (Res)  
**Land Size:** 592 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$720,000 - \$790,000  
**Median Unit Price**  
Year ending March 2025: \$710,000

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.

## Comparable Properties



**78 Ramu Pde HEIDELBERG WEST 3081 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 26/05/2025  
**Property Type:** House  
**Land Size:** 470 sqm approx



**14 Satelberg Ct HEIDELBERG WEST 3081 (REI/VG)**

**Agent Comments**

 2    1    2

**Price:** \$800,800  
**Method:** Private Sale  
**Date:** 16/01/2025  
**Property Type:** House  
**Land Size:** 600 sqm approx

This property has an additional studio.

**29 Pacific Dr HEIDELBERG WEST 3081 (VG)**

**Agent Comments**

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**Price:** \$715,000  
**Method:** Sale  
**Date:** 18/11/2024  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx