

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

4/23 Bamfield Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Heidelberg Heights

Period - From 01/10/2024 to 30/09/2025 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	48a Marie Av HEIDELBERG HEIGHTS 3081	\$575,000	30/06/2025
2	2/449 Waterdale Rd HEIDELBERG WEST 3081	\$635,000	02/06/2025
3	4/115 Outhwaite Rd HEIDELBERG WEST 3081	\$570,000	09/05/2025

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:

17/10/2025 18:04

4/23 Bamfield Road, Heidelberg Heights Vic 3081

JellisCraig

Christopher Macey

03 9499 7992

0411 330 311

christophermacey@jellisrcraig.com.au

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending September 2025: \$717,500



2 1 1

Property Type: Unit

Land Size: 165 sqm approx

Agent Comments

Comparable Properties



48a Marie Av HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 30/06/2025

Property Type: Unit

Land Size: 294 sqm approx



2/449 Waterdale Rd HEIDELBERG WEST 3081 (VG)

Agent Comments

2 - -

Price: \$635,000

Method: Sale

Date: 02/06/2025

Property Type: Flat/Unit/Apartment (Res)



4/115 Outhwaite Rd HEIDELBERG WEST 3081 (VG)

Agent Comments

2 - -

Price: \$570,000

Method: Sale

Date: 09/05/2025

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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