

## 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  
4/28 Bamfield Road, Heidelberg Heights 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 \$695,000 & \$760,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$700,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Heidelberg Heights</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/07/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	3/12 Shelley St HEIDELBERG HEIGHTS 3081	\$753,000	02/08/2025
2	2/88 Southern Rd HEIDELBERG HEIGHTS 3081	\$745,000	18/06/2025
3	6/24 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$720,000	22/05/2025

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:

17/12/2025 11:48

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$695,000 - \$760,000

**Median Unit Price**

September quarter 2025: \$700,000

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

**3/12 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

**Price:** \$753,000**Method:** Private Sale**Date:** 02/08/2025**Property Type:** Unit**2/88 Southern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

**Price:** \$745,000**Method:** Sold Before Auction**Date:** 18/06/2025**Property Type:** Unit**6/24 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

**Price:** \$720,000**Method:** Private Sale**Date:** 22/05/2025**Property Type:** Townhouse (Single)**Land Size:** 139 sqm approx

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