

## 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

4/3 SETANI CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2/108 OUTHWAITE ROAD HEIDELBERG WEST VIC 3081 | \$600,000 | 04-Oct-25 |
| 2/44 PLUNKETT STREET BELLFIELD VIC 3081       | \$600,000 | 13-Aug-25 |
| 3/3 BLACKWOOD PARADE HEIDELBERG WEST VIC 3081 | \$670,000 | 23-Oct-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: 18 November 2025


**2/108 OUTHWAITE ROAD  
HEIDELBERG WEST VIC 3081**

 2
  2
  1

Sold Price

**\$600,000**

Sold Date **04-Oct-25**

Distance

**0.07km**

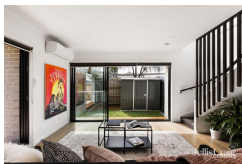
**2/44 PLUNKETT STREET  
BELLFIELD VIC 3081**

 2
  2
  1

Sold Price

Sold Date **13-Aug-25**

Distance

**1.38km**

**3/3 BLACKWOOD PARADE  
HEIDELBERG WEST VIC 3081**

 2
  2
  1

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date **23-Oct-25**

Distance

**0.95km**

**4/20 SETANI CRESCENT  
HEIDELBERG WEST VIC 3081**

 2
  2
  1

Sold Price

**\$580,000**

Sold Date **16-Jun-25**

Distance

**0.18km**

**2/251 ORIEL ROAD HEIDELBERG  
WEST VIC 3081**

 2
  2
  1

Sold Price

Sold Date **29-Mar-25**

Distance

**0.3km**

**3/489 WATERDALE ROAD  
HEIDELBERG WEST VIC 3081**

 2
  2
  1

Sold Price

**\$680,000**

Sold Date **02-Apr-25**

Distance

**0.34km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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