

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

4/455 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$660,000 & \$695,000

Median sale price

Median price	\$630,000	Property Type	Unit	Suburb	Heidelberg West
Period - From	01/07/2025	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	2/157 Southern Rd HEIDELBERG WEST 3081	\$658,000	12/11/2025
2	205 Oriel Rd HEIDELBERG WEST 3081	\$690,000	13/10/2025
3	12/455 Waterdale Rd HEIDELBERG WEST 3081	\$700,000	03/09/2025

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:

23/12/2025 13:13

**Property Type:** Townhouse

Agent Comments

Indicative Selling Price

\$660,000 - \$695,000

Median Unit Price

September quarter 2025: \$630,000

Comparable Properties

**2/157 Southern Rd HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

**Price:** \$658,000**Method:** Private Sale**Date:** 12/11/2025**Property Type:** Townhouse (Single)**Land Size:** 116 sqm approx**205 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

**Price:** \$690,000**Method:** Private Sale**Date:** 13/10/2025**Property Type:** Townhouse (Single)**Land Size:** 157 sqm approx**12/455 Waterdale Rd HEIDELBERG WEST 3081 (REI)**

Agent Comments

**Price:** \$700,000**Method:** Private Sale**Date:** 03/09/2025**Property Type:** Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888