

# 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](http://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



 3  2  1

**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**

 3  2  2

**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**

 3  2  1

**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**

 3  2  1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 03/09/2025

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888