#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	4/6 West Court, Heidelberg West Vic 3081
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$735,000	Pro	perty Type	Jnit		Suburb	Heidelberg West
Period - From	01/04/2025	to	30/06/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	2/19 Mccomas St RESERVOIR 3073	\$572,000	16/07/2025
2	48a Marie Av HEIDELBERG HEIGHTS 3081	\$575,000	30/06/2025
3	2/5 Ashton St RESERVOIR 3073	\$605,000	30/05/2025

#### 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:	21/07/2025 12:06



Date of sale







Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$540,000 - \$590,000 **Median Unit Price** June quarter 2025: \$735,000

## Comparable Properties



2/19 Mccomas St RESERVOIR 3073 (REI)

Price: \$572,000

Method: Sold Before Auction

Date: 16/07/2025 Property Type: Unit **Agent Comments** 



48a Marie Av HEIDELBERG HEIGHTS 3081 (REI)

2

Price: \$575,000 Method: Private Sale Date: 30/06/2025 Property Type: Unit





**Agent Comments** 

2/5 Ashton St RESERVOIR 3073 (REI/VG)







Price: \$605,000 Method: Private Sale Date: 30/05/2025 Property Type: Unit

Land Size: 154 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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