

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

4/6 West Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$540,000

&

\$590,000

Median sale price

Median price

\$735,000

Property Type

Unit

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	Price	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



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$572,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Unit



48a Marie Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  1  2

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



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

Agent Comments

 2  1  2

Price: \$605,000
Method: Private Sale
Date: 30/05/2025
Property Type: Unit
Land Size: 154 sqm approx

Account - Barry Plant | P: 03 9842 8888