

# 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 Bridgeford Court, 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 \$600,000 & \$650,000

### Median sale price

Median price \$780,500 Property Type House Suburb Heidelberg West

Period - From 01/04/2024 to 31/03/2025 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	312 Liberty Pde HEIDELBERG WEST 3081	\$606,000	25/01/2025
2	7 Midway St HEIDELBERG WEST 3081	\$610,000	18/03/2025
3	69 Pacific Dr HEIDELBERG WEST 3081	\$638,000	22/03/2025

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: 25/04/2025 13:01

4 Bridgeford Court, Heidelberg West Vic 3081



3 1 2

**Property Type:** House (Res)  
**Land Size:** 494 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median House Price**  
Year ending March 2025: \$780,500

## Comparable Properties



312 Liberty Pde HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

3 1 -

**Price:** \$606,000  
**Method:** Auction Sale  
**Date:** 25/01/2025  
**Property Type:** House  
**Land Size:** 388 sqm approx



7 Midway St HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

3 2 1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 367 sqm approx



69 Pacific Dr HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

3 1 1

**Price:** \$638,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Rooms:** 5  
**Property Type:** House (Res)

Account - Jellis Craig | P: 03 94598111



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