

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 Malahang Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$768,000

Property Type House

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	2/10 North Cr HEIDELBERG WEST 3081	\$755,000	23/08/2025
2	2/5 Ceram Ct HEIDELBERG WEST 3081	\$850,000	22/05/2025
3	2/41 Morotai Pde HEIDELBERG WEST 3081	\$800,000	09/04/2025

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:

16/10/2025 15:13



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

September quarter 2025: \$768,000

Comparable Properties



2/10 North Cr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$755,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)



2/5 Ceram Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Private Sale

Date: 22/05/2025

Property Type: Townhouse (Res)



2/41 Morotai Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$800,000

Method: Private Sale

Date: 09/04/2025

Rooms: 4

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888