

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

43 CAPE STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$990,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Heidelberg

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

130 ALTONA STREET HEIDELBERG WEST VIC 3081	\$900,000	18-Apr-26
96 ROSANNA ROAD HEIDELBERG VIC 3084	\$950,000	18-May-26
470 WATERDALE ROAD HEIDELBERG HEIGHTS VIC 3081	\$975,000	21-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 21 May 2026



**130 ALTONA STREET HEIDELBERG
WEST VIC 3081**

 3  1  2

Sold Price

^{RS} **\$900,000**

Sold Date

18-Apr-26

Distance

2.46km



**96 ROSANNA ROAD HEIDELBERG
VIC 3084**

 3  1  2

Sold Price

^{RS} **\$950,000**

Sold Date

18-May-26

Distance

1.06km



**470 WATERDALE ROAD
HEIDELBERG HEIGHTS VIC 3081**

 3  1  2

Sold Price

^{RS} **\$975,000**

Sold Date

21-Apr-26

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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