## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

elberg Heights Vic 3081

#### Indicative selling price

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

Range between \$850,000 & \$900,000	\$850,000 & \$900,00
-------------------------------------	----------------------

#### Median sale price

Median price \$840,000	Pro	perty Type Ho	use	9	Suburb	Heidelberg Heights
Period - From 01/01/2025	to	31/03/2025	Sou	ırce [	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

Add	dress of comparable property	Price	Date of sale
1	9 Shelley St HEIDELBERG HEIGHTS 3081	\$880,000	10/05/2025
2	15 Porter Rd HEIDELBERG HEIGHTS 3081	\$975,000	24/03/2025
3	1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$815,000	01/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/06/2025 09:39









Property Type: House Land Size: 375 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$850,000 - \$900,000 **Median House Price** March quarter 2025: \$840,000

## Comparable Properties



9 Shelley St HEIDELBERG HEIGHTS 3081 (REI)



Price: \$880,000 Method: Auction Sale Date: 10/05/2025

Rooms: 7

Property Type: House (Res) Land Size: 590 sqm approx **Agent Comments** 

15 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)









Price: \$975,000

Method: Sold Before Auction

Date: 24/03/2025

Property Type: House (Res) Land Size: 390 sqm approx **Agent Comments** 

Agent Comments

1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)



Price: \$815,000 Method: Auction Sale Date: 01/03/2025

3

Property Type: House (Res) Land Size: 329 sqm approx

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.