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

475 WATERDALE ROAD HEIDELBERG WEST VIC 3081

Indicative selling price

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

Single Price	\$700,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$792,444	Prop	rty type House		Suburb	Heidelberg West	
Period-from	01 Sep 2024	to	31 Aug 2	2025	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	
10 AUTUMNDALE AVENUE RESERVOIR VIC 3073	\$670,000	06-Sep-25	
41 ANDREWS AVENUE RESERVOIR VIC 3073	\$710,500	28-Jun-25	
181 SOUTHERN ROAD HEIDELBERG WEST VIC 3081	\$725,000	13-Aug-25	

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: 19 September 2025

