

## 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

5 EXETER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Heidelberg West

Period-from

01 Aug 2025

to

31 Jul 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 374 LIBERTY PARADE HEIDELBERG WEST VIC 3081 | \$745,000 | 18-Jul-26 |
| 59 ALAMEIN ROAD HEIDELBERG WEST VIC 3081    | \$641,000 | 29-Mar-26 |
| 232 ORIEL ROAD HEIDELBERG WEST VIC 3081     | \$670,000 | 13-Aug-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: 31 August 2026



## 374 LIBERTY PARADE HEIDELBERG WEST VIC 3081

3 1 2

Sold Price

<sup>RS</sup>

**\$745,000**

Sold Date

**18-Jul-26**

Distance

**0.07km**



## 59 ALAMEIN ROAD HEIDELBERG WEST VIC 3081

3 1 2

Sold Price

**\$641,000**

Sold Date

**29-Mar-26**

Distance

**0.26km**



## 232 ORIEL ROAD HEIDELBERG WEST VIC 3081

3 1 -

Sold Price

<sup>RS</sup>

**\$670,000**

Sold Date

**13-Aug-26**

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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