

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 Timor Parade, Heidelberg West Vic 3081

Indicative selling price

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

Single price \$1,198,000

Median sale price

Median price \$770,000

Property Type House

Suburb Heidelberg West

Period - From 01/07/2024

to 30/06/2025

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	120 Southern Rd HEIDELBERG WEST 3081	\$1,100,000	05/09/2025
2	9 Carbeena Pde HEIDELBERG WEST 3081	\$1,120,000	26/06/2025
3	6 Garrett Cr BELLFIELD 3081	\$1,197,000	21/05/2025

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:

15/09/2025 11:39



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,198,000

Median House Price

Year ending June 2025: \$770,000

Comparable Properties



120 Southern Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 686 sqm approx



9 Carbeena Pde HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 26/06/2025

Property Type: House (Res)

Land Size: 645 sqm approx



6 Garrett Cr BELLFIELD 3081 (VG)

Agent Comments



Price: \$1,197,000

Method: Sale

Date: 21/05/2025

Property Type: House (Res)

Land Size: 613 sqm approx

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