

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

5a Shakespeare Grove, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,075,000 & \$1,175,000

Median sale price

Median price \$911,000 Property Type House Suburb Heidelberg Heights

Period - From 01/04/2024 to 31/03/2025 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	3/6 Leura Av ROSANNA 3084	\$1,160,000	10/05/2025
2	1/141 Porter Rd HEIDELBERG HEIGHTS 3081	\$1,055,000	06/05/2025
3	1/16 Griffiths St BELLFIELD 3081	\$1,100,000	07/02/2025

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: 12/05/2025 09:41

5a Shakespeare Grove, Heidelberg Heights Vic 3081

**Jellis
Craig**

Christopher Macey

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Indicative Selling Price

\$1,075,000 - \$1,175,000

Median House Price

Year ending March 2025: \$911,000



 4  2  2

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 403 sqm approx

Agent Comments

Comparable Properties



3/6 Leura Av ROSANNA 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,160,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Townhouse (Res)

Land Size: 272 sqm approx



1/141 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 4  2  2

Price: \$1,055,000

Method: Private Sale

Date: 06/05/2025

Property Type: Townhouse (Single)



1/16 Griffiths St BELLFIELD 3081 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,100,000

Method: Private Sale

Date: 07/02/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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