

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
8/51 Morotai Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price	\$630,000	Property Type	Unit	Suburb	Heidelberg West
Period - From	01/07/2025	to	30/09/2025	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	2/5 Ebony Pde HEIDELBERG WEST 3081	\$645,000	21/10/2025
2	2/133 Outhwaite Rd HEIDELBERG WEST 3081	\$695,000	13/10/2025
3	3/21 Wewak Pde HEIDELBERG WEST 3081	\$630,000	26/08/2025

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:

26/11/2025 11:41

**Property Type:** Unit

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

September quarter 2025: \$630,000

Comparable Properties

**2/5 Ebony Pde HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

**Price:** \$645,000**Method:** Private Sale**Date:** 21/10/2025**Property Type:** Townhouse (Res)**2/133 Outhwaite Rd HEIDELBERG WEST 3081 (REI)**

Agent Comments

**Price:** \$695,000**Method:** Private Sale**Date:** 13/10/2025**Property Type:** Unit**3/21 Wewak Pde HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

**Price:** \$630,000**Method:** Private Sale**Date:** 26/08/2025**Property Type:** Unit

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