

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 SOUTH CRESCENT 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

or range
between

\$830,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,400

Property type

House

Suburb

Heidelberg West

Period-from

01 Nov 2024

to

31 Oct 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

22 TIMOR PARADE HEIDELBERG WEST VIC 3081	\$1,055,000	20-Sep-25
6 MARKS AVENUE HEIDELBERG HEIGHTS VIC 3081	\$887,500	16-Sep-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: 17 November 2025



22 TIMOR PARADE HEIDELBERG WEST VIC 3081

 2
  1
  1

Sold Price ^{RS} **\$1,055,000** Sold Date **20-Sep-25**

Distance **0.24km**



6 MARKS AVENUE HEIDELBERG HEIGHTS VIC 3081

 2
  1
  1

Sold Price ^{RS} **\$887,500** Sold Date **16-Sep-25**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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