

# 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

9 Pimelea Lane, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$775,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 30/05/2024 to 29/05/2025 Source Property Data

### 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	3/39 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$600,000	22/03/2025
2	12/23 McEwan Rd HEIDELBERG HEIGHTS 3081	\$656,500	14/02/2025
3	3/24 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$695,000	19/12/2024

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:

30/05/2025 18:33

9 Pimelea Lane, Heidelberg Heights Vic 3081



2   1   1

**Property Type:** Townhouse  
**Land Size:** 268m2 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Townhouse Price**  
30/05/2024 - 29/05/2025: \$775,000

## Comparable Properties



**3/39 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

2   1   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 22/03/2025  
**Property Type:** Townhouse (Single)



**12/23 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

2   1   1

**Price:** \$656,500  
**Method:** Private Sale  
**Date:** 14/02/2025  
**Property Type:** Villa



**3/24 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

2   2   1

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 19/12/2024  
**Property Type:** Townhouse (Single)

**Account -** Jellis Craig | P: 03 9459 8111



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