

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

4-Bedrooms, 3-Bathrooms, 2-Car Garage Completion
June 2026 HEIDELBERG HEIGHTS 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

\$1,145,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Heidelberg Heights

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

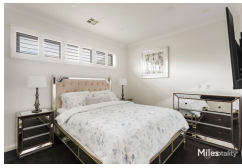
Date of sale

1/141 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081	\$1,055,000	06-May-25
1/18 HAIG STREET HEIDELBERG HEIGHTS VIC 3081	\$1,095,000	27-Aug-25
1/29 ST HELLIER STREET HEIDELBERG HEIGHTS VIC 3081	\$1,211,500	06-Feb-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: 26 November 2025


**1/141 PORTER ROAD HEIDELBERG
HEIGHTS VIC 3081**

Sold Price

\$1,055,000

Sold Date

06-May-25
 4
  2
  2

Distance

0.06km

**1/18 HAIG STREET HEIDELBERG
HEIGHTS VIC 3081**

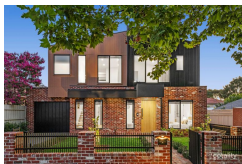
Sold Price

\$1,095,000

Sold Date

27-Aug-25
 4
  3
  2

Distance

1.46km

**1/29 ST HELLIER STREET
HEIDELBERG HEIGHTS VIC 3081**

Sold Price

\$1,211,500

Sold Date

06-Feb-25
 4
  3
  2

Distance

1.88km
RS = Recent sale

UN = Undisclosed Sale

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