

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

21 Timor Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$750,000 Property Type House Suburb Heidelberg West

Period - From 01/04/2025 to 30/06/2025 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	524 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$811,000	02/09/2025
2	183 Dougharty Rd HEIDELBERG WEST 3081	\$815,000	23/08/2025
3	29 Timor Pde HEIDELBERG WEST 3081	\$850,000	31/05/2025

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:

02/09/2025 14:24



Property Type: House (Previously Occupied - Detached)

Land Size: 576 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median House Price

June quarter 2025: \$750,000

Comparable Properties



524 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$811,000

Method: Private Sale

Date: 02/09/2025

Property Type: House

Land Size: 591 sqm approx



183 Dougharty Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$815,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 601 sqm approx



29 Timor Pde HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 676 sqm approx