

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

1/8-10 Leicester Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$882,000 Property Type House Suburb Heidelberg Heights

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	6/294a Bell St HEIDELBERG WEST 3081	\$460,000	30/09/2025
2	3/38 Lower Plenty Rd ROSANNA 3084	\$500,000	09/09/2025
3	14/459 Waterdale Rd HEIDELBERG WEST 3081	\$472,000	29/08/2025

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:

09/11/2025 12:37



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$506,000
Median House Price
September quarter 2025: \$882,000

Comparable Properties

6/294a Bell St HEIDELBERG WEST 3081 (VG)

Agent Comments

2 - -

Price: \$460,000
Method: Sale
Date: 30/09/2025
Property Type: Strata Flat - Single OYO Flat

3/38 Lower Plenty Rd ROSANNA 3084 (VG)

Agent Comments

2 - -

Price: \$500,000
Method: Sale
Date: 09/09/2025
Property Type: Flat/Unit/Apartment (Res)



14/459 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$472,000
Method: Private Sale
Date: 29/08/2025
Rooms: 3
Property Type: Unit