

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

4/78 Altona Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$780,000

&

\$858,000

Median sale price

Median price

\$764,000

Property Type

Townhouse

Suburb

Heidelberg Heights

Period - From

13/12/2024

to

12/12/2025

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	3/27 Ebony Pde HEIDELBERG WEST 3081	\$820,000	21/11/2025
2	8 Mulberry Pde HEIDELBERG WEST 3081	\$854,500	04/10/2025
3	1/200 Oriel Rd HEIDELBERG WEST 3081	\$811,000	01/07/2025

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:

13/12/2025 19:56



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$858,000
Median Townhouse Price
13/12/2024 - 12/12/2025: \$764,000

Comparable Properties



3/27 Ebony Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 21/11/2025
Property Type: Townhouse (Single)



8 Mulberry Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

3 2 2

Price: \$854,500
Method: Private Sale
Date: 04/10/2025
Property Type: House
Land Size: 142 sqm approx



1/200 Oriel Rd HEIDELBERG WEST 3081 (VG)

Agent Comments

3 - -

Price: \$811,000
Method: Sale
Date: 01/07/2025
Property Type: Flat/Unit/Apartment (Res)