

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



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



Price: \$820,000

Method: Private Sale

Date: 21/11/2025

Property Type: Townhouse (Single)



8 Mulberry Pde HEIDELBERG WEST 3081 (REI)

Agent Comments



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



Price: \$811,000

Method: Sale

Date: 01/07/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Collings Real Estate | P: 03 9486 2000