

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 6 Satelberg Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$801,900 Property Type House Suburb Heidelberg West

Period - From 12/11/2024 to 11/11/2025 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	14 Ashe Cr BELLFIELD 3081	\$941,000	18/10/2025
2	3 Carlyle Cr BELLFIELD 3081	\$980,000	01/07/2025
3	8 Seston St RESERVOIR 3073	\$950,000	25/06/2025

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: 12/11/2025 16:50



Property Type:

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

12/11/2024 - 11/11/2025: \$801,900

Comparable Properties



14 Ashe Cr BELLFIELD 3081 (REI)

Agent Comments



Price: \$941,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 711 sqm approx



3 Carlyle Cr BELLFIELD 3081 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 01/07/2025

Rooms: 5

Property Type: House (Res)

Land Size: 743 sqm approx

8 Seston St RESERVOIR 3073 (VG)

Agent Comments



Price: \$950,000

Method: Sale

Date: 25/06/2025

Property Type: House (Res)

Land Size: 780 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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