

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
1/62 Southern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$765,000 Property Type Townhouse Suburb Heidelberg Heights
Period - From 07/01/2025 to 06/01/2026 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	2/211 Liberty Pde HEIDELBERG WEST 3081	\$805,000	31/10/2025
3	14a Law St HEIDELBERG HEIGHTS 3081	\$808,888	13/08/2025

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:

07/01/2026 11:15



3 2 2

Rooms: 4

Property Type: Townhouse (Single)

[Agent Comments](#)

Indicative Selling Price

\$780,000 - \$820,000

Median Townhouse Price

07/01/2025 - 06/01/2026: \$765,000

Comparable Properties



3/27 Ebony Pde HEIDELBERG WEST 3081 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$820,000

Method: Private Sale

Date: 21/11/2025

Property Type: Townhouse (Single)



2/211 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)

[Agent Comments](#)

3 3 1

Price: \$805,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: Townhouse (Res)



14a Law St HEIDELBERG HEIGHTS 3081 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$808,888

Method: Private Sale

Date: 13/08/2025

Property Type: Townhouse (Single)

Land Size: 240 sqm approx

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