

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 2/30 Montgomery Street, Heidelberg Heights 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 \$764,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 14/01/2025 to 13/01/2026 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	1/40 Bonar St HEIDELBERG HEIGHTS 3081	\$970,000	22/11/2025
2	1A Davidson St BELLFIELD 3081	\$950,000	26/09/2025
3	3/353 Waterdale Rd BELLFIELD 3081	\$960,000	23/09/2025

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: 14/01/2026 13:32



Property Type:
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

14/01/2025 - 13/01/2026: \$764,000

Comparable Properties



1/40 Bonar St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



1A Davidson St BELLFIELD 3081 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 26/09/2025
Property Type: House (Res)
Land Size: 180 sqm approx



3/353 Waterdale Rd BELLFIELD 3081 (REI/VG)

Agent Comments



Price: \$960,000
Method: Sold Before Auction
Date: 23/09/2025
Property Type: Townhouse (Res)
Land Size: 185 sqm approx