

## 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

1/243 Oriel Road, Heidelberg West Vic 3081

#### Indicative selling price

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

Range between

\$680,000

&

\$740,000

#### Median sale price

Median price

\$692,500

Property Type

Unit

Suburb

Heidelberg West

Period - From

01/10/2025

to

31/12/2025

Source

REIV

#### 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                              | 12 Kanimbla Ct HEIDELBERG WEST 3081 | \$740,000 | 13/12/2025   |
| 2                              | 120 Ramu Pde HEIDELBERG WEST 3081   | \$701,500 | 17/11/2025   |
| 3                              | 164a Oriel Rd HEIDELBERG WEST 3081  | \$720,000 | 11/11/2025   |

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:

10/02/2026 11:12

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$680,000 - \$740,000

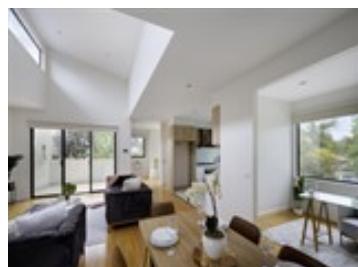
**Median Unit Price**

December quarter 2025: \$692,500

## Comparable Properties

**12 Kanimbla Ct HEIDELBERG WEST 3081 (REI)**

Agent Comments

**Price:** \$740,000**Method:** Auction Sale**Date:** 13/12/2025**Property Type:** House (Res)**Land Size:** 249 sqm approx**120 Ramu Pde HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

**Price:** \$701,500**Method:** Private Sale**Date:** 17/11/2025**Property Type:** Townhouse (Res)**164a Oriel Rd HEIDELBERG WEST 3081 (VG)**

Agent Comments

**Price:** \$720,000**Method:** Sale**Date:** 11/11/2025**Property Type:** House (Res)**Land Size:** 181 sqm approx

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