

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