

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

3/287 Liberty Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$610,000

&

\$670,000

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	8/51 Morotai Pde HEIDELBERG WEST 3081	\$651,000	05/02/2026
2	2/157 Southern Rd HEIDELBERG WEST 3081	\$658,000	12/11/2025
3	3/3 Blackwood Pde HEIDELBERG WEST 3081	\$670,000	23/10/2025

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:

17/02/2026 09:25



2
 1
 1

Property Type: Townhouse (Single)

Land Size: 126 sqm approx

Agent Comments

Indicative Selling Price

\$610,000 - \$670,000

Median Unit Price

December quarter 2025: \$692,500

Comparable Properties



8/51 Morotai Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

2
 2
 1

Price: \$651,000

Method: Private Sale

Date: 05/02/2026

Property Type: Unit



2/157 Southern Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3
 2
 2

Price: \$658,000

Method: Private Sale

Date: 12/11/2025

Property Type: Townhouse (Single)

Land Size: 116 sqm approx



3/3 Blackwood Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2
 2
 1

Price: \$670,000

Method: Private Sale

Date: 23/10/2025

Property Type: Townhouse (Single)