

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

3/161 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$932,500 & \$1,025,750

Median sale price

Median price \$1,015,000 Property Type House Suburb Heidelberg Heights

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	2/75 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,004,000	06/12/2025
2	1/40 Bonar St HEIDELBERG HEIGHTS 3081	\$970,000	22/11/2025
3	2/36 Lower Plenty Rd ROSANNA 3084	\$1,016,000	26/09/2025

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:

19/02/2026 09:13



Property Type:
Agent Comments

Indicative Selling Price
\$932,500 - \$1,025,750
Median House Price
December quarter 2025: \$1,015,000

Comparable Properties



2/75 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments



Price: \$1,004,000
Method: Auction Sale
Date: 06/12/2025
Rooms: 5
Property Type: Unit
Land Size: 385 sqm approx



1/40 Bonar St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



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



2/36 Lower Plenty Rd ROSANNA 3084 (REI/VG) Agent Comments



Price: \$1,016,000
Method: Private Sale
Date: 26/09/2025
Rooms: 4
Property Type: Townhouse (Res)