

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

12/20 Setani Crescent, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$590,000 & \$649,000

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	1/8 Bardia St HEIDELBERG WEST 3081	\$620,000	05/02/2026
3	2/5 Ebony Pde HEIDELBERG WEST 3081	\$645,000	21/10/2025

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:

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Property Type: Land
Land Size: 151 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$649,000
Median Unit Price
 December quarter 2025: \$692,500

Comparable Properties



8/51 Morotai Pde HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$651,000
Method: Private Sale
Date: 05/02/2026
Property Type: Unit



1/8 Bardia St HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 05/02/2026
Property Type: Townhouse (Res)



2/5 Ebony Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 21/10/2025
Property Type: Townhouse (Res)

Account - Collings Real Estate | P: 03 9486 2000



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