

# 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

|   |
|---|
| 1/35 Porter Road, Heidelberg Heights Vic 3081 |
|---|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

|           |
|-----------|
| \$900,000 |
|-----------|

 & 

|           |
|-----------|
| \$990,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$754,000 |
|-----------|

 Property Type 

|           |
|-----------|
| Townhouse |
|-----------|

 Suburb 

|                    |
|--------------------|
| Heidelberg Heights |
|--------------------|

Period - From 

|            |
|------------|
| 29/04/2025 |
|------------|

 to 

|            |
|------------|
| 28/04/2026 |
|------------|

 Source 

|               |
|---------------|
| Property Data |
|---------------|

### 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 | 1/9 Bamfield Rd HEIDELBERG HEIGHTS 3081 | \$965,000 | 16/03/2026   |
| 2 | 2/32 Lawson Pde HEIDELBERG HEIGHTS 3081 | \$970,000 | 22/02/2026   |
| 3 | 10a Monash St HEIDELBERG HEIGHTS 3081   | \$950,000 | 06/12/2025   |

**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: 

|                  |
|------------------|
| 29/04/2026 19:20 |
|------------------|



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$900,000 - \$990,000

**Median Townhouse Price**

29/04/2025 - 28/04/2026: \$754,000

## Comparable Properties



**1/9 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments



**Price:** \$965,000

**Method:** Private Sale

**Date:** 16/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 240 sqm approx

**2/32 Lawson Pde HEIDELBERG HEIGHTS 3081 (VG)**

Agent Comments



**Price:** \$970,000

**Method:** Sale

**Date:** 22/02/2026

**Property Type:** Flat/Unit/Apartment (Res)

**10a Monash St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments



**Price:** \$950,000

**Method:** Private Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 182 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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