

# 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 6/15 McEwan 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 \$640,000 & \$700,000

### Median sale price

Median price \$762,250 Property Type Unit Suburb Heidelberg Heights

Period - From 01/01/2026 to 31/03/2026 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 | 2/18 Bamfield Rd HEIDELBERG HEIGHTS 3081   | \$661,000 | 24/04/2026   |
| 2 | 6/10-12 Lawson Pde HEIDELBERG HEIGHTS 3081 | \$670,000 | 15/04/2026   |
| 3 | 3/159 Northern Rd HEIDELBERG HEIGHTS 3081  | \$680,000 | 24/03/2026   |

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: 04/05/2026 12:37



3   1   2

**Property Type:** Unit  
Agent Comments

**Indicative Selling Price**  
\$640,000 - \$700,000  
**Median Unit Price**  
March quarter 2026: \$762,250

## Comparable Properties



**2/18 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

2   1   1

**Price:** \$661,000  
**Method:** Private Sale  
**Date:** 24/04/2026  
**Property Type:** Townhouse (Single)



**6/10-12 Lawson Pde HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

3   1   1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 15/04/2026  
**Property Type:** Unit



**3/159 Northern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 24/03/2026  
**Property Type:** Townhouse (Single)