

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

Range between \$600,000 & \$660,000

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 | 2/39 McEwan Rd HEIDELBERG HEIGHTS 3081 | \$630,000 | 11/04/2026 |
| 2 | 2/8 Hibiscus Ct HEIDELBERG WEST 3081 | \$655,000 | 25/03/2026 |
| 3 | 4/455 Waterdale Rd HEIDELBERG WEST 3081 | \$650,000 | 25/02/2026 |

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: 18/06/2026 14:17



 3
  1
  2

Property Type: Unit
Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 March quarter 2026: \$762,250

Comparable Properties



2/39 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2
  1
  1

Price: \$630,000
Method: Private Sale
Date: 11/04/2026
Property Type: Townhouse (Res)



2/8 Hibiscus Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$655,000
Method: Private Sale
Date: 25/03/2026
Property Type: Townhouse (Single)
Land Size: 117 sqm approx



4/455 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$650,000
Method: Private Sale
Date: 25/02/2026
Rooms: 5
Property Type: Townhouse (Res)

Account - Collings Real Estate | P: 03 9486 2000



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