

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

4/95 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$830,000 & \$895,000

Median sale price

Median price \$762,500 Property Type Townhouse Suburb Heidelberg Heights

Period - From 28/07/2025 to 27/07/2026 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	3/41 Morotai Pde HEIDELBERG WEST 3081	\$871,000	07/07/2026
2	3/43 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$852,500	29/04/2026
3	3 Skeggs Cr HEIDELBERG HEIGHTS 3081	\$863,000	03/03/2026

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:

28/07/2026 13:42



Property Type:

Agent Comments

Indicative Selling Price

\$830,000 - \$895,000

Median Townhouse Price

28/07/2025 - 27/07/2026: \$762,500

Comparable Properties



3/41 Morotai Pde HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$871,000

Method: Private Sale

Date: 07/07/2026

Rooms: 5

Property Type: Townhouse (Res)



3/43 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$852,500

Method: Sold Before Auction

Date: 29/04/2026

Rooms: 4

Property Type: Townhouse (Res)



3 Skeggs Cr HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$863,000

Method: Private Sale

Date: 03/03/2026

Property Type: House (Res)

Land Size: 161 sqm approx