

# 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 3/286 Oriel Road, Heidelberg West 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 \$610,000 & \$670,000

### Median sale price

Median price \$655,000 Property Type Unit Suburb Heidelberg West

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	3/287 Liberty Pde HEIDELBERG WEST 3081	\$625,000	30/03/2026
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.~~

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**Property Type:** Land  
Agent Comments

**Indicative Selling Price**  
\$610,000 - \$670,000  
**Median Unit Price**  
March quarter 2026: \$655,000

## Comparable Properties



**3/287 Liberty Pde HEIDELBERG WEST 3081 (VG)**

Agent Comments



**Price:** \$625,000  
**Method:** Sale  
**Date:** 30/03/2026  
**Property Type:** Flat/Unit/Apartment (Res)



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

Agent Comments



**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



**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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