

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

4/42 Carbeena Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$595,000

&

\$654,500

Median sale price

Median price

\$692,500

Property Type

Unit

Suburb

Heidelberg West

Period - From

05/08/2025

to

04/08/2026

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	3/287 Liberty Pde HEIDELBERG WEST 3081	\$625,000	30/03/2026
2	12/20 Setani Cr HEIDELBERG WEST 3081	\$610,000	15/03/2026
3	1/8 Bardia St HEIDELBERG WEST 3081	\$620,000	05/02/2026

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:

05/08/2026 16:33



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$595,000 - \$654,500

Median Unit Price

05/08/2025 - 04/08/2026: \$692,500

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)

12/20 Setani Cr HEIDELBERG WEST 3081 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 15/03/2026

Property Type: Flat/Unit/Apartment (Res)



1/8 Bardia St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 05/02/2026

Property Type: Townhouse (Res)