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	2/5 Ceram Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between $820,000 & $860,000

Median sale price

Median price $730,000 Property Type Townhouse Suburb Heidelberg West

Period - From 05/05/2024 to 04/05/2025 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	4/317 Liberty Pde HEIDELBERG WEST 3081	$777,000	14/01/2025
2	6/6 Ceram Ct HEIDELBERG WEST 3081	$725,000	11/12/2024
3	4 East St HEIDELBERG WEST 3081	$830,000	10/12/2024

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: 05/05/2025 13:13

2/5 Ceram Court, Heidelberg West Vic 3081



3 2 2

Property Type: Townhouse
Land Size: 280 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $860,000
Median Townhouse Price
05/05/2024 - 04/05/2025: $730,000

Comparable Properties

4/317 Liberty Pde HEIDELBERG WEST 3081 (REI)

3 2 2

Price: $777,000
Method:
Date: 14/01/2025
Property Type: Unit

Agent Comments

6/6 Ceram Ct HEIDELBERG WEST 3081 (REI)

3 2 2

Price: $725,000
Method:
Date: 11/12/2024
Property Type: Unit

Agent Comments



4 East St HEIDELBERG WEST 3081 (REI/VG)

3 2 2

Price: $830,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 269 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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