

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

143 DOUGHARTY ROAD HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,800

Property type

House

Suburb

Heidelberg West

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

49 SWANSTON STREET HEIDELBERG HEIGHTS VIC 3081	\$786,000	15-Nov-25
63 TOBRUK AVENUE HEIDELBERG WEST VIC 3081	\$750,000	23-Sep-25
513 WATERDALE ROAD HEIDELBERG WEST VIC 3081	\$800,000	17-Sep-25

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 6 months.~~

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**49 SWANSTON STREET
HEIDELBERG HEIGHTS VIC 3081**

 3  1  2

Sold Price

^{RS} **\$786,000** Sold Date **15-Nov-25**

Distance **0.67km**



**63 TOBRUK AVENUE HEIDELBERG
WEST VIC 3081**

 3  1  1

Sold Price

\$750,000 Sold Date **23-Sep-25**

Distance **1.6km**



**513 WATERDALE ROAD
HEIDELBERG WEST VIC 3081**

 3  1  2

Sold Price

\$800,000 Sold Date **17-Sep-25**

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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