#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

	43 Alamein Road, Heidelberg West Vic 3081
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$825,000
Trailige Detween	Ψ1 30,000	α	Ψ023,000

#### Median sale price

Median price	\$768,000	Pro	perty Type	House		Suburb	Heidelberg West
Period - From	01/07/2025	to	30/09/2025		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

	areas or comparable property	1 1100	Date of Sale
1	63 Tobruk Av HEIDELBERG WEST 3081	\$750,000	25/09/2025
2	513 Waterdale Rd HEIDELBERG WEST 3081	\$800,000	17/09/2025
3	241 Liberty Pde HEIDELBERG WEST 3081	\$803,000	21/08/2025

#### 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:	07/10/2025 13:29



Date of sale







Property Type: House Land Size: 594 sqm approx **Agent Comments** 

**Indicative Selling Price** \$750,000 - \$825,000 **Median House Price** September quarter 2025: \$768,000

## Comparable Properties



63 Tobruk Av HEIDELBERG WEST 3081 (REI)

Price: \$750,000 Method: Private Sale Date: 25/09/2025 Property Type: House Land Size: 588 sqm approx **Agent Comments** 



513 Waterdale Rd HEIDELBERG WEST 3081 (REI)

Price: \$800,000

Method: Sold Before Auction

Date: 17/09/2025

Property Type: House (Res) Land Size: 591 sqm approx

**Agent Comments** 



241 Liberty Pde HEIDELBERG WEST 3081 (REI)

Price: \$803,000

**Agent Comments** 

Method: Private Sale Date: 21/08/2025 Property Type: House Land Size: 584 sqm approx

Account - Barry Plant | P: 03 9842 8888





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