

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 8a Ambon Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$804,000 Property Type House Suburb Heidelberg West

Period - From 21/05/2025 to 20/05/2026 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	3a North Cr HEIDELBERG WEST 3081	\$930,000	02/02/2026
2	33 Morobe St HEIDELBERG WEST 3081	\$902,500	01/04/2026
3	4a Narvik Cr HEIDELBERG WEST 3081	\$930,000	05/03/2026

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: 21/05/2026 14:27



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Property Type: House
Land Size: 377 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$940,000
Median House Price
21/05/2025 - 20/05/2026: \$804,000

Comparable Properties

3a North Cr HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

 3  2  1

Price: \$930,000
Method:
Date: 02/02/2026
Property Type: Townhouse (Single)



33 Morobe St HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

 3  2  2

Price: \$902,500
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)



4a Narvik Cr HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

 3  2  2

Price: \$930,000
Method: Private Sale
Date: 05/03/2026
Property Type: House (Res)

Account - Barry Plant | P: 03 9874 3355