

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

2/4 Arnold Avenue, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$755,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 31/03/2025 to 30/03/2026 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	1/41 Morotai Pde HEIDELBERG WEST 3081	\$848,000	12/03/2026
2	14 Arnold Av HEIDELBERG HEIGHTS 3081	\$795,000	14/11/2025
3	1/137 Porter Rd HEIDELBERG HEIGHTS 3081	\$880,000	12/09/2025

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: 31/03/2026 17:19



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Townhouse Price
31/03/2025 - 30/03/2026: \$755,000

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.

Comparable Properties



1/41 Morotai Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  2  1

Price: \$848,000
Method: Private Sale
Date: 12/03/2026
Rooms: 4
Property Type: Townhouse (Res)



14 Arnold Av HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$795,000
Method: Private Sale
Date: 14/11/2025
Property Type: Townhouse (Res)



1/137 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  3  2

Price: \$880,000
Method: Private Sale
Date: 12/09/2025
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888