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 $820,000 & $880,000

Median sale price

Median price $761,500 Property Type Townhouse Suburb Heidelberg Heights

Period - From 12/02/2025 to 11/02/2026 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	14 Arnold Av HEIDELBERG HEIGHTS 3081	$795,000	14/11/2025
2	1/137 Porter Rd HEIDELBERG HEIGHTS 3081	$880,000	12/09/2025
3	1/159 Northern Rd HEIDELBERG HEIGHTS 3081	$875,000	26/08/2025

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: 12/02/2026 15:10

2/4 Arnold Avenue, Heidelberg Heights Vic 3081

BARRYPLANT

3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median Townhouse Price
12/02/2025 - 11/02/2026: $761,500

Comparable Properties

14 Arnold Av HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 2

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

Agent Comments

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

3 3 2

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

Agent Comments

1/159 Northern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 2

Price: $875,000
Method: Private Sale
Date: 26/08/2025
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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