

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

4/28 Bamfield Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price	\$720,000	Property Type	Unit	Suburb	Heidelberg Heights
Period - From	02/02/2025	to	01/02/2026	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	3/12 Shelley St HEIDELBERG HEIGHTS 3081	\$753,000	02/08/2025
2	2/88 Southern Rd HEIDELBERG HEIGHTS 3081	\$745,000	18/06/2025
3	6/24 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$720,000	22/05/2025

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:

02/02/2026 15:57



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1



2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

02/02/2025 - 01/02/2026: \$720,000

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

**3/12 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments



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2

Price: \$753,000**Method:** Private Sale**Date:** 02/08/2025**Property Type:** Unit**2/88 Southern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments



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2

Price: \$745,000**Method:** Sold Before Auction**Date:** 18/06/2025**Property Type:** Unit**6/24 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments



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1

Price: \$720,000**Method:** Private Sale**Date:** 22/05/2025**Property Type:** Townhouse (Single)**Land Size:** 139 sqm approx

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