

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 \$640,000 & \$700,000

Median sale price

Median price \$735,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/04/2026 to 30/06/2026 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	Price	Date of sale
1	2/18 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$661,000	24/04/2026
2	2/71 Altona St HEIDELBERG HEIGHTS 3081	\$670,000	08/05/2026
3	2/37 Waiora Rd HEIDELBERG HEIGHTS 3081	\$680,000	28/04/2026

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:

14/07/2026 12:13



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$640,000 - \$700,000

Median Unit Price

June quarter 2026: \$735,000

Comparable Properties

2/18 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  1  1

Price: \$661,000

Method:

Date: 24/04/2026

Property Type: Unit



2/71 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 2  2  1

Price: \$670,000

Method: Private Sale

Date: 08/05/2026

Property Type: Townhouse (Res)



2/37 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 2  1  2

Price: \$680,000

Method: Private Sale

Date: 28/04/2026

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888