

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 Calola Street, Heidelberg West Vic 3081

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$781,000

Property Type House

Suburb Heidelberg West

Period - From 05/05/2024

to 04/05/2025

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.

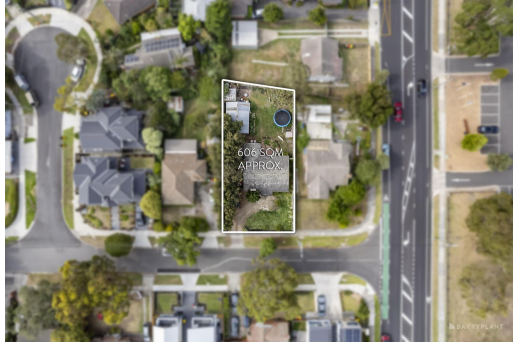
	Address of comparable property	Price	Date of sale
1	9 Buna St HEIDELBERG WEST 3081	\$832,500	14/04/2025
2	14 Satelberg Ct HEIDELBERG WEST 3081	\$800,800	16/01/2025
3	35 Brunei Cr HEIDELBERG WEST 3081	\$840,000	14/12/2024

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:

05/05/2025 10:05



 3  1  2

Property Type: House (Res)

Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price

\$850,000

Median House Price

05/05/2024 - 04/05/2025: \$781,000

Comparable Properties



9 Buna St HEIDELBERG WEST 3081 (REI)

Agent Comments

 2  1  2

Price: \$832,500

Method: Private Sale

Date: 14/04/2025

Property Type: House (Res)

Land Size: 640 sqm approx



14 Satelberg Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2  1  2

Price: \$800,800

Method: Private Sale

Date: 16/01/2025

Property Type: House

Land Size: 600 sqm approx



35 Brunei Cr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 4  1  2

Price: \$840,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 569 sqm approx

Account - Barry Plant | P: 03 9842 8888