

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 4/21 Carbeena Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$690,000 Property Type Townhouse Suburb Heidelberg West

Period - From 24/03/2025 to 23/03/2026 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	1/8 Bardia St HEIDELBERG WEST 3081	\$620,000	05/02/2026
2	3/3 Blackwood Pde HEIDELBERG WEST 3081	\$670,000	23/10/2025
3	2/5 Ebony Pde HEIDELBERG WEST 3081	\$645,000	21/10/2025

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: 24/03/2026 14:02



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Townhouse Price
24/03/2025 - 23/03/2026: \$690,000

Comparable Properties



1/8 Bardia St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2  2  1

Price: \$620,000
Method: Private Sale
Date: 05/02/2026
Property Type: Townhouse (Res)



3/3 Blackwood Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2  2  1

Price: \$670,000
Method: Private Sale
Date: 23/10/2025
Property Type: Townhouse (Single)



2/5 Ebony Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2  1  1

Price: \$645,000
Method: Private Sale
Date: 21/10/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888