

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 \$590,000

&

\$635,000

Median sale price

Median price \$710,000

Property Type Townhouse

Suburb Heidelberg West

Period - From 09/09/2025

to

08/09/2026

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	3/287 Liberty Pde HEIDELBERG WEST 3081	\$625,000	30/03/2026
2	2/8 Hibiscus Ct HEIDELBERG WEST 3081	\$655,000	25/03/2026
3	1/8 Bardia St HEIDELBERG WEST 3081	\$620,000	05/02/2026

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:

09/09/2026 09:20



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$590,000 - \$635,000

Median Townhouse Price

09/09/2025 - 08/09/2026: \$710,000

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



3/287 Liberty Pde HEIDELBERG WEST 3081 (VG)

Agent Comments

 2  -  -

Price: \$625,000

Method: Sale

Date: 30/03/2026

Property Type: Flat/Unit/Apartment (Res)



2/8 Hibiscus Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2  2  1

Price: \$655,000

Method: Private Sale

Date: 25/03/2026

Property Type: Townhouse (Single)

Land Size: 117 sqm approx



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)

Account - Barry Plant | P: 03 9842 8888