

# 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

2/21 Flinders Street, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$770,000

### Median sale price

Median price

\$768,500

Property Type

Townhouse

Suburb

Heidelberg Heights

Period - From

01/09/2025

to

31/08/2026

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 | 3/174 Porter Rd HEIDELBERG HEIGHTS 3081 | \$730,000 | 29/05/2026   |
| 2 | 4/115 Waiora Rd HEIDELBERG HEIGHTS 3081 | \$712,500 | 01/05/2026   |
| 3 | 2/24 Alfred St HEIDELBERG HEIGHTS 3081  | \$830,000 | 27/03/2026   |

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:

01/09/2026 12:31



 2    1    1

**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$770,000

**Median Townhouse Price**

01/09/2025 - 31/08/2026: \$768,500

## Comparable Properties



**3/174 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

 2    2    1

**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 29/05/2026

**Rooms:** 3

**Property Type:** Unit



**4/115 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$712,500

**Method:** Private Sale

**Date:** 01/05/2026

**Property Type:** Townhouse (Res)



**2/24 Alfred St HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

 2    2    2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 27/03/2026

**Property Type:** Townhouse (Single)

**Account - Barry Plant** | P: 03 9842 8888