

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$768,500 Property Type Townhouse Suburb Heidelberg Heights

Period - From 16/09/2025 to 15/09/2026 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	10b Shakespeare Gr HEIDELBERG HEIGHTS 3081	\$700,000	20/08/2026
2	3/174 Porter Rd HEIDELBERG HEIGHTS 3081	\$730,000	29/05/2026
3	4/115 Waiora Rd HEIDELBERG HEIGHTS 3081	\$712,500	01/05/2026

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:

16/09/2026 15:44



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median Townhouse Price

16/09/2025 - 15/09/2026: \$768,500

Comparable Properties



10b Shakespeare Gr HEIDELBERG HEIGHTS 3081 (REI) **Agent Comments**

 2  2  2

Price: \$700,000

Method: Private Sale

Date: 20/08/2026

Property Type: Unit



3/174 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

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)

Agent Comments

 2  1  1

Price: \$712,500

Method: Private Sale

Date: 01/05/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888