

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 3/21 Flinders Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$755,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 18/06/2025 to 17/06/2026 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	1/21 Flinders St HEIDELBERG HEIGHTS 3081	\$915,000	18/06/2026
2	2/4 Arnold Av HEIDELBERG HEIGHTS 3081	\$820,000	02/06/2026
3	1/10 Spencer St HEIDELBERG HEIGHTS 3081	\$860,500	03/04/2026

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: 18/06/2026 14:55



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median Townhouse Price

18/06/2025 - 17/06/2026: \$755,000

Comparable Properties



1/21 Flinders St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  2  2

Price: \$915,000

Method:

Date: 18/06/2026

Property Type: Townhouse (Single)



2/4 Arnold Av HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  2  2

Price: \$820,000

Method: Private Sale

Date: 02/06/2026

Property Type: Townhouse (Res)



1/10 Spencer St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$860,500

Method: Private Sale

Date: 03/04/2026

Rooms: 5

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888