

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

16 Leonard Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$950,000 Property Type House Suburb Heidelberg Heights

Period - From 07/05/2025 to 06/05/2026 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	470 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$975,000	21/04/2026
2	130 Altona St HEIDELBERG WEST 3081	\$900,000	18/04/2026
3	3 Shelley St HEIDELBERG HEIGHTS 3081	\$942,500	10/12/2025

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:

07/05/2026 14:14



 3  1  2

Property Type: House
Land Size: 596 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 07/05/2025 - 06/05/2026: \$950,000

Comparable Properties



470 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  1  2

Price: \$975,000
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 600 sqm approx



130 Altona St HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  1  2

Price: \$900,000
Method: Auction Sale
Date: 18/04/2026
Rooms: 4
Property Type: House (Res)
Land Size: 645 sqm approx



3 Shelley St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

 3  -  -

Price: \$942,500
Method: Sale
Date: 10/12/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9874 3355