## 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	4A Narvik Crescent, Heidelberg West Vic 3081
Including suburb and	-
postcode	

#### Indicative selling price

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

Range between \$850,000 & \$920,000	Range between	\$850,000	&	\$920,000
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### Median sale price

Median price	\$768,000	Pro	perty Type	House		Suburb	Heidelberg West
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

# 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

Add	dress of comparable property	Price	Date of sale
1	4 Malahang Pde HEIDELBERG WEST 3081	\$920,000	12/11/2025
2	8 Mulberry Pde HEIDELBERG WEST 3081	\$854,500	04/10/2025
3	1A Davidson St BELLFIELD 3081	\$950,000	26/09/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/11/2025 12:58









Property Type: House **Agent Comments** 

**Indicative Selling Price** \$850,000 - \$920,000 **Median House Price** September quarter 2025: \$768,000

# Comparable Properties



4 Malahang Pde HEIDELBERG WEST 3081 (REI)

**Agent Comments** 

Price: \$920,000 Method: Private Sale Date: 12/11/2025

Property Type: House (Res)



8 Mulberry Pde HEIDELBERG WEST 3081 (REI)

Price: \$854,500 Method: Private Sale Date: 04/10/2025 Property Type: House Land Size: 142 sqm approx



**Agent Comments** 









Price: \$950,000 Method: Private Sale Date: 26/09/2025

Property Type: House (Res) Land Size: 180 sqm approx **Agent Comments** 

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