

# 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

4A Narvik Crescent, Heidelberg West Vic 3081

### Indicative selling price

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

Range between \$850,000 & \$920,000

### Median sale price

Median price \$768,000 Property 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	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 comparable properties 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



 3    2    2

**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

 3    2    2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** House (Res)



**8 Mulberry Pde HEIDELBERG WEST 3081 (REI)**

Agent Comments

 3    2    2

**Price:** \$854,500

**Method:** Private Sale

**Date:** 04/10/2025

**Property Type:** House

**Land Size:** 142 sqm approx



**1A Davidson St BELLFIELD 3081 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 26/09/2025

**Property Type:** House (Res)

**Land Size:** 180 sqm approx

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