

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

Single price \$950,000

Median sale price

Median price \$779,000 Property Type House Suburb Heidelberg West
Period - From 01/10/2025 to 31/12/2025 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	55 Morotai Pde HEIDELBERG WEST 3081	\$838,000	27/01/2026
2	3/27 Ebony Pde HEIDELBERG WEST 3081	\$820,000	21/11/2025
3	4 Malahang Pde HEIDELBERG WEST 3081	\$920,000	12/11/2025

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:

02/02/2026 10:00



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2

Property Type: House

Agent Comments

Indicative Selling Price

\$928,000

Median House Price

December quarter 2025: \$779,000

Comparable Properties

**55 Morotai Pde HEIDELBERG WEST 3081 (REI)**

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1

Agent Comments

Price: \$838,000**Method:** Sold Before Auction**Date:** 27/01/2026**Property Type:** Townhouse (Res)**3/27 Ebony Pde HEIDELBERG WEST 3081 (REI/VG)**

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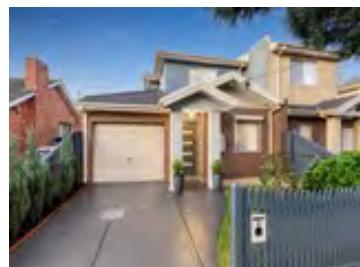


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2

Agent Comments

Price: \$820,000**Method:** Private Sale**Date:** 21/11/2025**Property Type:** Townhouse (Single)**4 Malahang Pde HEIDELBERG WEST 3081 (REI)**

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2

Agent Comments

Price: \$920,000**Method:** Private Sale**Date:** 12/11/2025**Property Type:** House (Res)

Account - Barry Plant | P: 03 9842 8888