

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

232 Oriel Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$790,000 Property Type House Suburb Heidelberg West

Period - From 01/01/2026 to 31/03/2026 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	98 Alamein Rd HEIDELBERG WEST 3081	\$620,000	18/04/2026
2	59 Alamein Rd HEIDELBERG WEST 3081	\$641,000	08/04/2026
3	15 Timor Pde HEIDELBERG WEST 3081	\$775,000	14/02/2026

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:

30/06/2026 11:32



 3  1  2

Property Type: House
Land Size: 405 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 March quarter 2026: \$790,000

Comparable Properties



98 Alamein Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  1  2

Price: \$620,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 391 sqm approx



59 Alamein Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  1  2

Price: \$641,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: House
Land Size: 390 sqm approx



15 Timor Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  1  2

Price: \$775,000
Method: Private Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 469 sqm approx

Account - Barry Plant | P: 03 9842 8888