

## 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

2/278 Oriel Road, 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 \$720,000 & \$790,000

#### Median sale price

Median price \$688,750 Property Type Townhouse Suburb Heidelberg West

Period - From 20/01/2025 to 19/01/2026 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	1/352 Liberty Pde HEIDELBERG WEST 3081	\$760,000	11/11/2025
2	1/286 Oriel Rd HEIDELBERG WEST 3081	\$710,000	03/10/2025
3	1/200 Oriel Rd HEIDELBERG WEST 3081	\$811,000	01/07/2025

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:

20/01/2026 09:49



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1



1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$720,000 - \$790,000

**Median Townhouse Price**

20/01/2025 - 19/01/2026: \$688,750

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.

## Comparable Properties



**1/352 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments



3



4



2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 11/11/2025

**Property Type:** Townhouse (Single)



**1/286 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments



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2



2

**Price:** \$710,000

**Method:** Private Sale

**Date:** 03/10/2025

**Property Type:** Townhouse (Single)

**Land Size:** 138 sqm approx



**1/200 Oriel Rd HEIDELBERG WEST 3081 (VG)**

Agent Comments



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**Price:** \$811,000

**Method:** Sale

**Date:** 01/07/2025

**Property Type:** Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888