

# 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



 3    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

 3    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

 3    -    -

**Price:** \$811,000

**Method:** Sale

**Date:** 01/07/2025

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

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