

# 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 \$680,000 & \$740,000

### Median sale price

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

Period - From 10/03/2025 to 09/03/2026 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	4/455 Waterdale Rd HEIDELBERG WEST 3081	\$650,000	25/02/2026
2	55 Morotai Pde HEIDELBERG WEST 3081	\$838,000	27/01/2026
3	1/286 Oriel Rd HEIDELBERG WEST 3081	\$710,000	03/10/2025

**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: 10/03/2026 11:32



 3    1    1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$680,000 - \$740,000  
**Median Townhouse Price**  
10/03/2025 - 09/03/2026: \$688,750

## Comparable Properties



**4/455 Waterdale Rd HEIDELBERG WEST 3081 (REI)**

Agent Comments

 3    2    1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 25/02/2026  
**Rooms:** 5  
**Property Type:** Townhouse (Res)



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

Agent Comments

 3    2    1

**Price:** \$838,000  
**Method:** Sold Before Auction  
**Date:** 27/01/2026  
**Property Type:** Townhouse (Res)



**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

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