

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

Single price

\$732,500

Median sale price

Median price

\$690,000

Property Type

Townhouse

Suburb

Heidelberg West

Period - From

26/03/2025

to

25/03/2026

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:

26/03/2026 16:46



 3  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$732,500

Median Townhouse Price

26/03/2025 - 25/03/2026: \$690,000

Comparable Properties



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

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

Account - Barry Plant | P: 03 9842 8888