

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 3/273 Oriel Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$695,000 Property Type Townhouse Suburb Heidelberg West

Period - From 01/05/2025 to 30/04/2026 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 | 6/7 Cypress St HEIDELBERG WEST 3081 | \$720,000 | 11/04/2026 |
| 2 | 1/41 Morotai Pde HEIDELBERG WEST 3081 | \$848,000 | 12/03/2026 |
| 3 | 205 Oriel Rd HEIDELBERG WEST 3081 | \$690,000 | 13/10/2025 |

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: 01/05/2026 12:17



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

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.

Indicative Selling Price
\$690,000 - \$740,000
Median Townhouse Price
01/05/2025 - 30/04/2026: \$695,000

Comparable Properties

6/7 Cypress St HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  2  1

Price: \$720,000

Method:

Date: 11/04/2026

Property Type: Townhouse (Single)



1/41 Morotai Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$848,000

Method: Private Sale

Date: 12/03/2026

Rooms: 4

Property Type: Townhouse (Res)



205 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$690,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Single)

Land Size: 157 sqm approx

Account - Barry Plant | P: 03 9874 3355