

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

20 Outhwaite Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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	23 Berrima Rd ROSANNA 3084	\$1,030,000	16/04/2025
2	48 Gotha St HEIDELBERG HEIGHTS 3081	\$830,000	27/03/2025
3	25 James St HEIDELBERG HEIGHTS 3081	\$975,000	14/12/2024

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:

19/05/2025 10:36



 3  1  2

Property Type: House
Land Size: 615 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000
Median House Price
March quarter 2025: \$840,000

Comparable Properties



23 Berrima Rd ROSANNA 3084 (REI)

Agent Comments

 3  1  2

Price: \$1,030,000
Method: Sold Before Auction
Date: 16/04/2025
Rooms: 5
Property Type: House (Res)
Land Size: 563 sqm approx



48 Gotha St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  1  1

Price: \$830,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 584 sqm approx



25 James St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 3  1  2

Price: \$975,000
Method: Auction Sale
Date: 14/12/2024
Rooms: 4
Property Type: House (Res)
Land Size: 692 sqm approx

Account - Barry Plant | P: 03 9842 8888