

# 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 32 Southern Road, Heidelberg Heights 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 \$830,000 & \$900,000

### Median sale price

Median price \$1,015,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2025 to 31/12/2025 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	35 Elliott St HEIDELBERG HEIGHTS 3081	\$850,000	14/02/2026
2	44 Southern Rd HEIDELBERG HEIGHTS 3081	\$950,000	15/11/2025
3	41 Altona St HEIDELBERG HEIGHTS 3081	\$901,500	01/10/2025

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:

25/02/2026 10:49



 3    1    2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$830,000 - \$900,000

**Median House Price**

December quarter 2025: \$1,015,000

## Comparable Properties



**35 Elliott St HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

 3    1    1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 14/02/2026

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 205 sqm approx



**44 Southern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 15/11/2025

**Property Type:** House



**41 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$901,500

**Method:** Sold Before Auction

**Date:** 01/10/2025

**Property Type:** House

**Land Size:** 251 sqm approx

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