

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

44 Southern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$860,000 & \$930,000

Median sale price

Median price \$882,000 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2025 to 30/09/2025 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	8 Malacca St HEIDELBERG WEST 3081	\$786,000	17/09/2025
2	1/7 Glover St HEIDELBERG HEIGHTS 3081	\$795,000	14/05/2025
3	9 Shelley St HEIDELBERG HEIGHTS 3081	\$880,000	10/05/2025

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:

07/10/2025 15:43



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$860,000 - \$930,000

Median House Price

September quarter 2025: \$882,000

Comparable Properties



8 Malacca St HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  1  1

Price: \$786,000

Method: Private Sale

Date: 17/09/2025

Rooms: 5

Property Type: House (Res)

Land Size: 326 sqm approx



1/7 Glover St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  1  2

Price: \$795,000

Method: Private Sale

Date: 14/05/2025

Property Type: House (Res)

Land Size: 277 sqm approx



9 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  1  2

Price: \$880,000

Method: Auction Sale

Date: 10/05/2025

Rooms: 7

Property Type: House (Res)

Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9842 8888