

# 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 3/225 Waiora 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 \$880,000 & \$930,000

### Median sale price

Median price \$759,250 Property Type Townhouse Suburb Heidelberg Heights

Period - From 17/03/2025 to 16/03/2026 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	1/225 Waiora Rd HEIDELBERG HEIGHTS 3081	\$900,000	26/11/2025
2	2/78 Porter Rd HEIDELBERG HEIGHTS 3081	\$887,500	30/10/2025
3	1/137 Porter Rd HEIDELBERG HEIGHTS 3081	\$880,000	12/09/2025

**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: 17/03/2026 09:37



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**Property Type:** Townhouse

**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$930,000

**Median Townhouse Price**

17/03/2025 - 16/03/2026: \$759,250

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.

## Comparable Properties



**1/225 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)** **Agent Comments**

 3    2    2

**Price:** \$900,000

**Method:** Private Sale

**Date:** 26/11/2025

**Property Type:** Townhouse (Single)

**2/78 Porter Rd HEIDELBERG HEIGHTS 3081 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$887,500

**Method:** Sale

**Date:** 30/10/2025

**Property Type:** Flat/Unit/Apartment (Res)



**1/137 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)** **Agent Comments**

 3    3    2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 12/09/2025

**Property Type:** Townhouse (Single)

**Account - Barry Plant** | P: 03 9842 8888