

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

Single price

\$900,000

Median sale price

Median price

\$754,000

Property Type

Townhouse

Suburb

Heidelberg Heights

Period - From

15/04/2025

to

14/04/2026

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	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:

15/04/2026 09:47



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$900,000

Median Townhouse Price

15/04/2025 - 14/04/2026: \$754,000

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