

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$754,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 13/05/2025 to 12/05/2026 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: 13/05/2026 16:39



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Townhouse Price
13/05/2025 - 12/05/2026: \$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)

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