

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

4/147 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$760,000

&

\$825,000

Median sale price

Median price

\$760,000

Property Type

Unit

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.

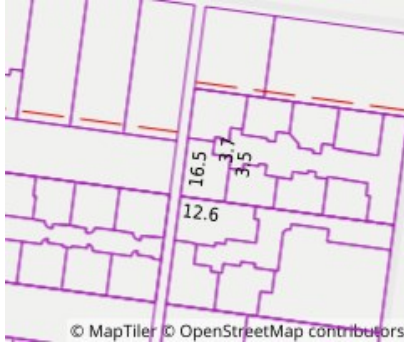
	Address of comparable property	Price	Date of sale
1	8/147 Waiora Rd HEIDELBERG HEIGHTS 3081	\$765,000	24/11/2025
2	4/72 Porter Rd HEIDELBERG HEIGHTS 3081	\$760,000	25/10/2025
3	2/196 Hawdon St HEIDELBERG 3084	\$771,000	12/09/2025

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:

15/01/2026 15:24



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$760,000 - \$825,000

Median Unit Price

December quarter 2025: \$760,000

Comparable Properties



8/147 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  1  1

Price: \$765,000

Method: Private Sale

Date: 24/11/2025

Property Type: Townhouse (Res)

4/72 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 2  1  1

Price: \$760,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)



2/196 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments

 2  1  1

Price: \$771,000

Method: Private Sale

Date: 12/09/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888