

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality 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 \$700,000 & \$770,000

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 five kilometres of the property for sale in the last 18 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 five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12/02/2026 14:38



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2025: \$760,000

Comparable Properties



8/147 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments

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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

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Price: \$760,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)



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

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Price: \$771,000
Method: Private Sale
Date: 12/09/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888