

# 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

|   |
|---|
| 12/409 Waterdale Road, Heidelberg West 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 

|           |
|-----------|
| \$620,000 |
|-----------|

 & 

|           |
|-----------|
| \$680,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$681,000 |
|-----------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|                 |
|-----------------|
| Heidelberg West |
|-----------------|

Period - From 

|            |
|------------|
| 26/05/2025 |
|------------|

 to 

|            |
|------------|
| 25/05/2026 |
|------------|

 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 | 6/10-12 Lawson Pde HEIDELBERG HEIGHTS 3081 | \$670,000 | 15/04/2026   |
| 2 | 1/532 Waterdale Rd HEIDELBERG HEIGHTS 3081 | \$577,000 | 28/11/2025   |
| 3 | 1/117 Dougharty Rd HEIDELBERG WEST 3081    | \$640,000 | 24/10/2025   |

**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: 

|                  |
|------------------|
| 26/05/2026 11:21 |
|------------------|



 3    1    1

**Property Type:** Unit  
**Land Size:** 302 sqm approx

**Agent Comments**

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

**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

26/05/2025 - 25/05/2026: \$681,000

## Comparable Properties



**6/10-12 Lawson Pde HEIDELBERG HEIGHTS 3081 (REI)**   **Agent Comments**

 3    1    1

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 15/04/2026  
**Property Type:** Unit



**1/532 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**   **Agent Comments**

 3    1    1

**Price:** \$577,000  
**Method:** Private Sale  
**Date:** 28/11/2025  
**Property Type:** Unit

**1/117 Dougharty Rd HEIDELBERG WEST 3081 (VG)**   **Agent Comments**

 3    -    -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 24/10/2025  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Barry Plant** | P: 03 9874 3355