

# 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

Unit 2 Level 1/452 Waterdale Road, Heidelberg Heights 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

\$400,000

&

\$440,000

### Median sale price

Median price

\$762,250

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/01/2026

to

31/03/2026

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	1/452 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$428,000	17/03/2026
2	4/156 Northern Rd HEIDELBERG HEIGHTS 3081	\$445,000	08/01/2026
3	5/22 Bell St HEIDELBERG HEIGHTS 3081	\$435,000	21/11/2025

**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:

09/06/2026 10:32



 2    1    1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2026: \$762,250

## Comparable Properties

**1/452 Waterdale Rd HEIDELBERG HEIGHTS 3081 (VG)**

**Agent Comments**

 1    -    -

**Price:** \$428,000

**Method:** Sale

**Date:** 17/03/2026

**Property Type:** Flat/Unit/Apartment (Res)



**4/156 Northern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 08/01/2026

**Rooms:** 3

**Property Type:** Apartment

**5/22 Bell St HEIDELBERG HEIGHTS 3081 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$435,000

**Method:** Sale

**Date:** 21/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Barry Plant** | P: 03 9842 8888