

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

4/455 Waterdale Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Heidelberg West

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	2/157 Southern Rd HEIDELBERG WEST 3081	\$658,000	12/11/2025
2	205 Oriel Rd HEIDELBERG WEST 3081	\$690,000	13/10/2025
3	12/455 Waterdale Rd HEIDELBERG WEST 3081	\$700,000	03/09/2025

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:

29/01/2026 12:44



 3  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2025: \$692,500

Comparable Properties



2/157 Southern Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$658,000

Method: Private Sale

Date: 12/11/2025

Property Type: Townhouse (Single)

Land Size: 116 sqm approx



205 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$690,000

Method: Private Sale

Date: 13/10/2025

Property Type: Townhouse (Single)

Land Size: 157 sqm approx



12/455 Waterdale Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  2  1

Price: \$700,000

Method: Private Sale

Date: 03/09/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888