

# 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

1/40 Southern 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 \$880,000 & \$940,000

### Median sale price

Median price \$830,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 18/07/2022 to 17/07/2023 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	1/3 Lae St HEIDELBERG WEST 3081	\$1,099,000	21/04/2023
2	1/6 James St HEIDELBERG HEIGHTS 3081	\$1,065,000	24/03/2023
3	1/30 Porter Rd HEIDELBERG HEIGHTS 3081	\$995,000	03/06/2023

**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:

18/07/2023 14:12

1/40 Southern Road, Heidelberg Heights Vic 3081



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$880,000 - \$940,000  
**Median Townhouse Price**  
18/07/2022 - 17/07/2023: \$830,000

## Comparable Properties



**1/3 Lae St HEIDELBERG WEST 3081 (REI)**

Agent Comments

4 2 2

**Price:** \$1,099,000  
**Method:** Private Sale  
**Date:** 21/04/2023  
**Property Type:** Townhouse (Single)



**1/6 James St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$1,065,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2023  
**Property Type:** Townhouse (Res)



**1/30 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

4 3 1

**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 03/06/2023  
**Rooms:** 5  
**Property Type:** Townhouse (Res)

**Account - Ray White Glen Waverley** | P: 03 9574 9555 | F: 03 9574 9299



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