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

1/65 Tobruk Avenue, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$750,000		&		\$815,000				
Median sale p	rice								
Median price	\$782,000	Pro	operty Type	Том	nhouse		Suburb	Heidelberg West	
Period - From	03/06/2024	to	02/06/2025		Sc	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	2/41 Morotai Pde HEIDELBERG WEST 3081	\$800,000	09/04/2025
2	4/317 Liberty Pde HEIDELBERG WEST 3081	\$777,000	28/01/2025
3	1/5 Calola St HEIDELBERG WEST 3081	\$785,000	10/12/2024

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:

03/06/2025 17:32



1/65 Tobruk Avenue, Heidelberg West Vic 3081

OBRUK AVENUE 5 22 apTiler © OpenStreetMap contributors



Property Type: Agent Comments

COLLINGS Spiros Vamvalis 0420 747 919

spiros@collings.com.au

Indicative Selling Price \$750,000 - \$815,000 **Median Townhouse Price** 03/06/2024 - 02/06/2025: \$782,000

Comparable Properties



2/41 Morotai Pde HEIDELBERG WEST 3081 (REI)



Price: \$800,000 Method: Private Sale Date: 09/04/2025 Rooms: 4 Property Type: Townhouse (Res)



4/317 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

Agent Comments



Price: \$777,000 Method: Private Sale Date: 28/01/2025 Property Type: Townhouse (Res) Land Size: 148 sqm approx

1/5 Calola St HEIDELBERG WEST 3081 (VG)

Agent Comments



Price: \$785.000 Method: Sale Date: 10/12/2024 Property Type: Flat/Unit/Apartment (Res)

Account - Collings Real Estate | P: 03 9486 2000

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.