

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$815,000

### Median sale price

Median price

\$782,000

Property Type

Townhouse

Suburb

Heidelberg West

Period - From

03/06/2024

to

02/06/2025

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	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



**Property Type:**  
**Agent Comments**

**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)**

**Agent Comments**



**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**



**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)