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	1/9 Ajax Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $697,500 Property Type Unit Suburb Heidelberg West

Period - From 31/08/2025 to 30/08/2026 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	3/297 Liberty Pde HEIDELBERG WEST 3081	$680,000	06/08/2026
2	8/71 Southern Rd HEIDELBERG HEIGHTS 3081	$660,000	31/07/2026
3	1/36 Holly St PRESTON 3072	$700,000	26/06/2026

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: 31/08/2026 14:36

1/9 Ajax Court, Heidelberg West Vic 3081

woodards

2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
31/08/2025 - 30/08/2026: $697,500

Comparable Properties

3/297 Liberty Pde HEIDELBERG WEST 3081 (REI)

2 1 2

Price: $680,000
Method: Private Sale
Date: 06/08/2026
Property Type: Townhouse (Res)
Land Size: 178 sqm approx

Agent Comments

8/71 Southern Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 2

Price: $660,000
Method: Private Sale
Date: 31/07/2026
Rooms: 3
Property Type: Unit
Land Size: 326 sqm approx

Agent Comments

1/36 Holly St PRESTON 3072 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 26/06/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799

REIV THE DIFFERENCE

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