

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	12 Altona Street, Heidelberg Heights Vic 3081
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Townhouse 1		Or range between	\$1,000,000	&	\$1,050,000
Townhouse 3		Or range between	\$700,000	&	\$750,000
Townhouse 4		Or range between	\$1,000,000	&	\$1,100,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$722,500	Suburb	Heidelberg Heights		
Period - From	21/05/2024	to	20/05/2025	Source	REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Townhouse 1	23 Haig St HEIDELBERG HEIGHTS 3081	\$1,050,000	04/04/2025
	1/7 Rich Cr BELLFIELD 3081	\$980,000	29/01/2025
	1/18 Griffiths St BELLFIELD 3081	\$1,091,000	23/11/2024

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Townhouse 3	2/3 Mcneil St BELLFIELD 3081	\$750,000	05/03/2025
	137 St Hellier St HEIDELBERG HEIGHTS 3081	\$760,000	07/12/2024
	5/51 Dresden St HEIDELBERG HEIGHTS 3081	\$725,000	27/11/2024

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Townhouse 4	82 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,105,000	09/05/2025
	1/141 Porter Rd HEIDELBERG HEIGHTS 3081	\$1,055,000	06/05/2025
	30 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$1,000,000	31/03/2025

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

21/05/2025 10:17