

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

222 Oriel Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/07/2025

to

30/06/2026

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	28 Setani Cr HEIDELBERG WEST 3081	\$890,000	03/09/2026
2	61 Tobruk Av HEIDELBERG WEST 3081	\$845,000	10/07/2026
3	34 Timor Pde HEIDELBERG WEST 3081	\$895,000	13/04/2026

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:

15/09/2026 14:34



 3  1 

Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
Year ending June 2026: \$800,000

Comparable Properties



28 Setani Cr HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  1  2

Price: \$890,000
Method: Private Sale
Date: 03/09/2026
Property Type: House
Land Size: 600 sqm approx



61 Tobruk Av HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  1  2

Price: \$845,000
Method: Private Sale
Date: 10/07/2026
Property Type: House (Res)
Land Size: 418 sqm approx



34 Timor Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

 3  1  2

Price: \$895,000
Method: Private Sale
Date: 13/04/2026
Property Type: House (Res)
Land Size: 593 sqm approx

Account - Jellis Craig Box Hill | P: 03 8843 0200