

# 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

28 Setani Crescent, Heidelberg West Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$865,000

### Median sale price

Median price \$811,000 Property Type House Suburb Heidelberg West

Period - From 01/04/2026 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 | 1/113 Outhwaite Rd HEIDELBERG WEST 3081 | \$820,000 | 19/06/2026   |
| 2 | 61 Tobruk Av HEIDELBERG WEST 3081       | \$845,000 | 10/07/2026   |
| 3 | 6 Keats St HEIDELBERG HEIGHTS 3081      | \$890,000 | 03/07/2026   |

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:

14/08/2026 10:49