

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

3/297 Liberty Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$590,000

&

\$630,000

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	1/13 Newton St RESERVOIR 3073	\$605,000	10/07/2026
2	2/39 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$630,000	11/04/2026
3	3/287 Liberty Pde HEIDELBERG WEST 3081	\$625,000	30/03/2026

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:

28/07/2026 14:17

Annie Shih
8841 4888
0421 943 079
annieshih@jellisraig.com.au



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Property Type: Townhouse
Land Size: 178 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
June quarter 2026: \$811,000

Comparable Properties



1/13 Newton St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$605,000
Method: Private Sale
Date: 10/07/2026
Property Type: Townhouse (Single)
Land Size: 130 sqm approx



2/39 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

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Price: \$630,000
Method: Private Sale
Date: 11/04/2026
Property Type: Townhouse (Res)



3/287 Liberty Pde HEIDELBERG WEST 3081 (VG)

Agent Comments

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Price: \$625,000
Method: Sale
Date: 30/03/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9870 6211