

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 Dougharty Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/04/2025

to

31/03/2026

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	1/43 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$935,000	07/05/2026
2	31 St Hellier St HEIDELBERG HEIGHTS 3081	\$997,000	02/05/2026
3	33 Morobe St HEIDELBERG WEST 3081	\$902,500	01/04/2026

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:

19/05/2026 14:23

3 Dougharty Road, Heidelberg Heights Vic 3081

**Nelson
Alexander**

Nunzio Sulfaro

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending March 2026: \$950,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



1/43 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 1

Price: \$935,000

Method: Private Sale

Date: 07/05/2026

Property Type: Unit



31 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

3 2 2

Price: \$997,000

Method: Auction Sale

Date: 02/05/2026

Rooms: 5

Property Type: House (Res)

Land Size: 303 sqm approx



33 Morobe St HEIDELBERG WEST 3081 (REI)

Agent Comments

3 2 2

Price: \$902,500

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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