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	66 Bamfield Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,015,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2025 to 31/12/2025 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	11 Darvall St ROSANNA 3084	$1,130,000	17/03/2026
2	3/44 Lower Plenty Rd ROSANNA 3084	$1,065,500	21/02/2026
3	30A Outhwaite Rd HEIDELBERG HEIGHTS 3081	$1,210,000	25/10/2025

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: 17/03/2026 17:08

66 Bamfield Road, Heidelberg Heights Vic 3081

JellisCraig

John Karr
03 9403 9300
0419 522 328
JohnKarr@jelliscraig.com.au

4 2 2

Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2025: $1,015,000

Comparable Properties

11 Darvall St ROSANNA 3084 (REI)

3 2 2

Price: $1,130,000
Method: Private Sale
Date: 17/03/2026
Property Type: House

Agent Comments

3/44 Lower Plenty Rd ROSANNA 3084 (REI)

4 2 2

Price: $1,065,500
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)

Agent Comments

30A Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 3 2

Price: $1,210,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE

propertydata.com.au

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