

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

88 Bamfield Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$750,000

&

\$780,000

Median sale price

Median price

\$768,500

Property Type

Townhouse

Suburb

Heidelberg Heights

Period - From

08/09/2025

to

07/09/2026

Source

Property Data

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	5/7 Cypress St HEIDELBERG WEST 3081	\$746,000	06/07/2026
2	3/174 Porter Rd HEIDELBERG HEIGHTS 3081	\$730,000	29/05/2026
3	2/278 Oriel Rd HEIDELBERG WEST 3081	\$732,500	29/05/2026

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:

08/09/2026 15:29



Property Type: House (Res)

Land Size: 599 sqm approx

Agent Comments

Indicative Selling Price
\$750,000 - \$780,000
Median Townhouse Price
08/09/2025 - 07/09/2026: \$768,500

Comparable Properties



5/7 Cypress St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$746,000

Method: Private Sale

Date: 06/07/2026

Property Type: Townhouse (Res)



3/174 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 29/05/2026

Rooms: 3

Property Type: Unit



2/278 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$732,500

Method: Private Sale

Date: 29/05/2026

Property Type: Townhouse (Res)