

# 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

7 Kokoda Street, 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

\$660,000

&

\$720,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/04/2025

to

30/06/2025

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 | 369 Liberty Pde HEIDELBERG WEST 3081 | \$717,500 | 31/05/2025   |
| 2 | 33 Alamein Rd HEIDELBERG WEST 3081   | \$700,000 | 05/04/2025   |
| 3 |                                      |           |              |

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:

30/07/2025 09:30



2 1 1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 420 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$660,000 - \$720,000  
**Median House Price**  
June quarter 2025: \$750,000

## Comparable Properties



**369 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)**

[Agent Comments](#)

3 1 -

**Price:** \$717,500  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 478 sqm approx



**33 Alamein Rd HEIDELBERG WEST 3081 (REI/VG)**

[Agent Comments](#)

3 1 1

**Price:** \$700,000  
**Method:** Auction Sale  
**Date:** 05/04/2025  
**Property Type:** House (Res)  
**Land Size:** 348 sqm approx

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.