

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

4/37 BLACKWOOD PARADE HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Heidelberg West

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

3/2 PANDANUS COURT HEIDELBERG WEST VIC 3081	\$665,000	15-Oct-24
2/21 KOKODA STREET HEIDELBERG WEST VIC 3081	\$685,000	12-Feb-25
4/140 SOUTHERN ROAD HEIDELBERG WEST VIC 3081	\$690,000	09-Mar-24

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 6 months.

This Statement of Information was prepared on: 21 July 2025



3/2 PANDANUS COURT HEIDELBERG WEST VIC 3081

2 2 1

Sold Price **\$665,000** Sold Date **15-Oct-24**

Distance **0.51km**



2/21 KOKODA STREET HEIDELBERG WEST VIC 3081

2 2 1

Sold Price **\$685,000** Sold Date **12-Feb-25**

Distance **0.53km**



4/140 SOUTHERN ROAD HEIDELBERG WEST VIC 3081

2 2 1

Sold Price **\$690,000** Sold Date **09-Mar-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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