Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

81 Ramu Parade, Heidelberg West Vic 3081
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Indicative selling price

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

Range between \$650,000	&	\$680,000
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Median sale price

Median price	\$780,500	Pro	perty Type	House		Suburb	Heidelberg West
Period - From	01/04/2024	to	31/03/2025		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

	aress of comparable property	1 1100	Date of Sale
1	175 Dougharty Rd HEIDELBERG WEST 3081	\$707,000	06/06/2025
2	78 Ramu Pde HEIDELBERG WEST 3081	\$605,000	26/05/2025
3	69 Pacific Dr HEIDELBERG WEST 3081	\$638,000	22/03/2025

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:	01/07/2025 15:42



Date of sale









Property Type: House Land Size: 467 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$680,000 **Median House Price** Year ending March 2025: \$780,500

Comparable Properties



175 Dougharty Rd HEIDELBERG WEST 3081 (REI)

Price: \$707,000 Method: Private Sale Date: 06/06/2025

Property Type: House Land Size: 463 sqm approx **Agent Comments**



78 Ramu Pde HEIDELBERG WEST 3081 (REI)







Agent Comments

Agent Comments

Price: \$605,000 Method: Private Sale Date: 26/05/2025

Property Type: House

Land Size: 470 sqm approx

69 Pacific Dr HEIDELBERG WEST 3081 (REI/VG)

Price: \$638,000 Method: Auction Sale Date: 22/03/2025

Rooms: 5 Property Type: House (Res) Land Size: 446 sqm approx

Account - Barry Plant | P: 03 9842 8888





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