### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

473 Waterdale Road, Heidelberg West Vic 3081

#### Indicative selling price

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

Range between \$820,000 & \$880,000	Range between	\$820,000	&	\$880,000
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#### Median sale price

Median price	\$750,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	44 Marie Av HEIDELBERG HEIGHTS 3081	\$850,000	10/07/2025
2	564 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$810,000	24/06/2025
3	505 Waterdale Rd HEIDELBERG WEST 3081	\$822,500	11/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 11:07
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**Property Type:** House **Land Size:** 557 sqm approx

**Agent Comments** 

Indicative Selling Price \$820,000 - \$880,000 Median House Price June quarter 2025: \$750,000

## Comparable Properties



44 Marie Av HEIDELBERG HEIGHTS 3081 (REI)

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**Agent Comments** 

Price: \$850,000 Method: Private Sale Date: 10/07/2025 Property Type: House Land Size: 588 sqm approx



564 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI)

3



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Agent Comments

Price: \$810,000 Method: Private Sale Date: 24/06/2025

Rooms: 4

**Property Type:** House (Res) **Land Size:** 620 sqm approx



505 Waterdale Rd HEIDELBERG WEST 3081 (REI)

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**a** .

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**Agent Comments** 

Price: \$822,500 Method: Private Sale Date: 11/06/2025

**Property Type:** House (Res) **Land Size:** 605 sqm approx

Account - Barry Plant | P: 03 9842 8888





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