

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

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

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	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 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 11:07



 3  1  2

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)

Agent Comments

 3  2  2

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)

Agent Comments

 3  1  1

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)

Agent Comments

 3  1  -

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