

# 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

1/46 Tobruk Avenue, 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 \$680,000

&

\$730,000

### Median sale price

Median price \$735,000

Property Type Unit

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	1/14 Catalina St HEIDELBERG WEST 3081	\$630,000	16/06/2025
2	6/24 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$720,000	22/05/2025
3	3/489 Waterdale Rd HEIDELBERG WEST 3081	\$680,000	17/04/2025

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:

16/07/2025 11:42



 2  1  1

**Property Type:** Townhouse

**Land Size:** 209 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

June quarter 2025: \$735,000

## Comparable Properties



**1/14 Catalina St HEIDELBERG WEST 3081 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 16/06/2025

**Property Type:** Townhouse (Single)



**6/24 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 22/05/2025

**Property Type:** Townhouse (Single)

**Land Size:** 139 sqm approx



**3/489 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 17/04/2025

**Property Type:** Townhouse (Single)

**Land Size:** 137 sqm approx

**Account - VICPROP | P: 03 8888 1011**