#### 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

Address	1/46 Tobruk Avenue, Heidelberg West Vic 3081
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between	\$680,000	&	\$730,000
-			

#### Median sale price

Median price	\$735,000	Pro	perty Type	Jnit		Suburb	Heidelberg West
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Ad	aress of comparable property	1 1100	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



Date of sale







**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)

2

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1

Price: \$630,000 Method: Private Sale Date: 16/06/2025

Property Type: Townhouse (Single)

Agent Comments



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

2

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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

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**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





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