

## 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

2/157 SOUTHERN ROAD HEIDELBERG WEST VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

2/41 MOROTAI PARADE HEIDELBERG WEST VIC 3081

\$800,000

09-Apr-25

1/200 ORIEL ROAD HEIDELBERG WEST VIC 3081

\$811,000

01-Jul-25

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 6 months.

This Statement of Information was prepared on: 18 July 2025



**2/41 MOROTAI PARADE  
HEIDELBERG WEST VIC 3081**

 3  2  1

Sold Price

<sup>RS</sup> **\$800,000** Sold Date **09-Apr-25**

Distance **0.4km**



**1/200 ORIEL ROAD HEIDELBERG  
WEST VIC 3081**

 3  2  2

Sold Price

<sup>RS</sup> **\$811,000** Sold Date **01-Jul-25**

Distance **0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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