

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

9/23 McEwan Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Heidelberg Heights

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	1/2 North Cr HEIDELBERG WEST 3081	\$530,000	15/03/2025
2	1/478 Waterdale Rd HEIDELBERG HEIGHTS 3081	\$518,000	14/02/2025
3	4/24 McEwan Rd HEIDELBERG HEIGHTS 3081	\$550,000	06/02/2025

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 12:28

9/23 McEwan Road, Heidelberg Heights Vic 3081

**Nelson
Alexander**

Liz Walker

9490 2900

0412 659 140

lwalker@nelsonalexander.com.au

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

June quarter 2025: \$710,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1/2 North Cr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000

Method: Private Sale

Date: 15/03/2025

Property Type: Townhouse (Single)



1/478 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$518,000

Method: Private Sale

Date: 14/02/2025

Rooms: 3

Property Type: Townhouse (Res)



4/24 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 06/02/2025

Property Type: Apartment

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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