

# 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 Pandanus Court, 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$780,500

Property Type

House

Suburb

Heidelberg West

Period - From

01/04/2024

to

31/03/2025

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	9 Timor Pde HEIDELBERG WEST 3081	\$740,000	09/05/2025
2	29 Pacific Dr HEIDELBERG WEST 3081	\$715,000	18/11/2024
3	296 Oriel Rd HEIDELBERG WEST 3081	\$710,000	19/09/2024

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:

14/05/2025 09:50



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 595 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
Year ending March 2025: \$780,500

## Comparable Properties



**9 Timor Pde HEIDELBERG WEST 3081 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 09/05/2025  
**Property Type:** House  
**Land Size:** 668 sqm approx

**29 Pacific Dr HEIDELBERG WEST 3081 (VG)**

[Agent Comments](#)

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**Price:** \$715,000  
**Method:** Sale  
**Date:** 18/11/2024  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**296 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 19/09/2024  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx