

# 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

2/10 North Crescent, 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)

Range between \$695,000

&

\$745,000

### Median sale price

Median price \$725,000

Property Type Townhouse

Suburb Heidelberg West

Period - From 30/07/2024

to

29/07/2025

Source

Property Data

### 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 | 45 Skeggs Cr HEIDELBERG HEIGHTS 3081  | \$730,000 | 01/07/2025   |
| 2 | 2/41 Morotai Pde HEIDELBERG WEST 3081 | \$800,000 | 09/04/2025   |
| 3 | 1a Calola St HEIDELBERG WEST 3081     | \$690,000 | 31/03/2025   |

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:

30/07/2025 14:38

Michael Divito

03 9489 9422

0403 739 393

michaeldivito@mcgrath.com.au

**Indicative Selling Price**

\$695,000 - \$745,000

**Median Townhouse Price**

30/07/2024 - 29/07/2025: \$725,000



3 2 1

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



**45 Skeggs Cr HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

3 2 2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 01/07/2025

**Property Type:** Townhouse (Single)

**Land Size:** 126 sqm approx



**2/41 Morotai Pde HEIDELBERG WEST 3081 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 09/04/2025

**Rooms:** 4

**Property Type:** Townhouse (Res)



**1a Calola St HEIDELBERG WEST 3081 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$690,000

**Method:** Private Sale

**Date:** 31/03/2025

**Property Type:** Townhouse (Single)

**Account - McGrath** | P: 03 9489 9422 | F: 03 9486 2614



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