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

2/65 Tobruk Avenue, Heidelberg West Vic 3081

Indicative selling price

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

Median sale price

Median price	\$777,000	Pro	perty Type To	ownhouse		Suburb	Heidelberg West
Period - From	24/06/2024	to	23/06/2025	So	urce	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

	aress of comparable property	1 1100	Date of Sale
1	3/489 Waterdale Rd HEIDELBERG WEST 3081	\$680,000	17/04/2025
2	12/23 McEwan Rd HEIDELBERG HEIGHTS 3081	\$656,500	14/02/2025
3	2/21 Kokoda St HEIDELBERG WEST 3081	\$685,000	12/02/2025

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:	24/06/2025 12:26



Date of sale

COLLINGS

Spiros Vamvalis 0420 747 919 spiros@collings.com.au





Indicative Selling Price \$650,000 - \$699,999 Median Townhouse Price 24/06/2024 - 23/06/2025: \$777,000

Comparable Properties



3/489 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

· 2 🚓 1

Price: \$680,000 Method: Private Sale Date: 17/04/2025

2

Property Type: Townhouse (Single) **Land Size:** 137 sqm approx



12/23 McEwan Rd HEIDELBERG HEIGHTS 3081

(REI/VG)

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Price: \$656,500 Method: Private Sale Date: 14/02/2025 Property Type: Villa Agent Comments

Agent Comments

2/21 Kokoda St HEIDELBERG WEST 3081 (VG)

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Price: \$685,000 Method: Sale Date: 12/02/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

Agent Comments

Account - Collings Real Estate | P: 03 9486 2000





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