

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

2/65 Tobruk Avenue, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$650,000 & \$699,999

Median sale price

Median price \$777,000 Property Type Townhouse Suburb Heidelberg West

Period - From 24/06/2024 to 23/06/2025 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.

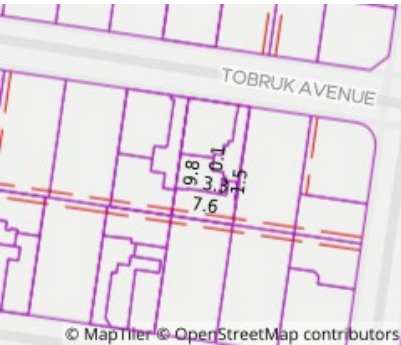
	Address of comparable property	Price	Date of sale
1	3/489 Waterdale Rd HEIDELBERG WEST 3081	\$680,000	17/04/2025
2	12/23 McEwan Rd HEIDELBERG HEIGHTS 3081	\$656,500	14/02/2025
3	2/21 Kokoda St HEIDELBERG WEST 3081	\$685,000	12/02/2025

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



Property Type:
Agent Comments

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) **Agent Comments**



Price: \$680,000
Method: Private Sale
Date: 17/04/2025
Property Type: Townhouse (Single)
Land Size: 137 sqm approx



12/23 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI/VG) **Agent Comments**



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

2/21 Kokoda St HEIDELBERG WEST 3081 (VG) **Agent Comments**



Price: \$685,000
Method: Sale
Date: 12/02/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit