

# 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

1/12 Altona Street, Heidelberg Heights 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

\$950,000

&

\$1,020,000

### Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Heidelberg Heights

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	20 Skeffington St BELLFIELD 3081	\$1,025,000	24/06/2025
2	3/79 Waiora Rd HEIDELBERG HEIGHTS 3081	\$955,000	20/03/2025
3	1/7 Rich Cr BELLFIELD 3081	\$980,000	29/01/2025

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:

07/07/2025 10:34

1/12 Altona Street, Heidelberg Heights Vic 3081

**Jellis  
Craig**

Christopher Macey

03 9499 7992

0411 330 311

christophermacey@jellisrcraig.com.au

**Indicative Selling Price**

\$950,000 - \$1,020,000

**Median Unit Price**

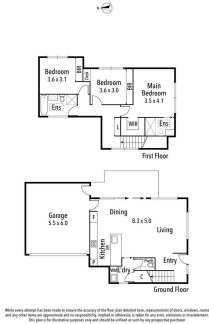
Year ending March 2025: \$735,000

 3  2  2

**Rooms:** 5

**Property Type:** townhouse

**Agent Comments**



## Comparable Properties



**20 Skeffington St BELLFIELD 3081 (REI)**

**Agent Comments**

 3  3  2

**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 24/06/2025

**Property Type:** Townhouse (Res)



**3/79 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$955,000

**Method:** Private Sale

**Date:** 20/03/2025

**Rooms:** 5

**Property Type:** Townhouse (Res)

**1/7 Rich Cr BELLFIELD 3081 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$980,000

**Method:** Sale

**Date:** 29/01/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996



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