

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

4/455 WATERDALE ROAD HEIDELBERG WEST VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 1/455 WATERDALE ROAD HEIDELBERG WEST VIC 3081 | \$735,000 | 10-May-24 |
| 2/5 REDWOOD STREET HEIDELBERG WEST VIC 3081 | \$746,000 | 26-Feb-23 |
| 25 DERNA STREET HEIDELBERG WEST VIC 3081 | \$769,000 | 13-May-24 |

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 6 months.

This Statement of Information was prepared on: 26 June 2025

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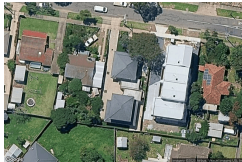


**1/455 WATERDALE ROAD
 HEIDELBERG WEST VIC 3081**

 3  2  1

Sold Price **\$735,000** Sold Date **10-May-24**

Distance **0km**



**2/5 REDWOOD STREET
 HEIDELBERG WEST VIC 3081**

 3  2  1

Sold Price **\$746,000** Sold Date **26-Feb-23**

Distance **0.5km**



**25 DERNA STREET HEIDELBERG
 WEST VIC 3081**

 3  2  1

Sold Price **\$769,000** Sold Date **13-May-24**

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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