

## 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

3 WEINBERG WALK HEIDELBERG HEIGHTS VIC 3081

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Heidelberg Heights

Period-from

01 May 2024

to

30 Apr 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

106 LIBERTY PARADE BELLFIELD VIC 3081	\$1,190,000	29-Jan-25
5 WEINBERG WALK HEIDELBERG HEIGHTS VIC 3081	\$955,000	22-Mar-25
10A DALVEEN ROAD IVANHOE VIC 3079	\$1,350,000	28-Jan-25

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.~~

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**106 LIBERTY PARADE BELLFIELD  
VIC 3081**

4 2 2

Sold Price

**\$1,190,000**

Sold Date

**29-Jan-25**

Distance

**1.59km**



**5 WEINBERG WALK HEIDELBERG  
HEIGHTS VIC 3081**

3 2 2

Sold Price

**\$955,000**

Sold Date

**22-Mar-25**

Distance

**0km**



**10A DALVEEN ROAD IVANHOE VIC  
3079**

4 3 1

Sold Price

**\$1,350,000**

Sold Date

**28-Jan-25**

Distance

**1.94km**

RS = Recent sale

UN = Undisclosed Sale

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