

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

1/11 Setani Crescent, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Heidelberg West

Period - From 01/01/2026 to 31/03/2026 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	9/20 Setani Cr HEIDELBERG WEST 3081	\$540,000	22/03/2026
2	8/51 Morotai Pde HEIDELBERG WEST 3081	\$651,000	05/02/2026
3	2 West Ct HEIDELBERG WEST 3081	\$680,300	06/01/2026

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:

05/05/2026 10:22



2 1 1

Property Type: Unit
Land Size: 231 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 March quarter 2026: \$655,000

Comparable Properties



9/20 Setani Cr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 22/03/2026
Property Type: Unit



8/51 Morotai Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 2 1

Price: \$651,000
Method: Private Sale
Date: 05/02/2026
Property Type: Unit



2 West Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 2

Price: \$680,300
Method: Sold Before Auction
Date: 06/01/2026
Property Type: House (Res)
Land Size: 349 sqm approx

Account - VICPROP | P: 03 8888 1011