

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

77 Ramu Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/04/2025

to

30/06/2025

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	69 Pacific Dr HEIDELBERG WEST 3081	\$638,000	22/03/2025
2	7 Midway St HEIDELBERG WEST 3081	\$610,000	18/03/2025
3	312 Liberty Pde HEIDELBERG WEST 3081	\$606,000	25/01/2025

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:

10/07/2025 16:21



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Property Type: House
Land Size: 441 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
June quarter 2025: \$750,000

Comparable Properties



69 Pacific Dr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  1  1

Price: \$638,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 446 sqm approx



7 Midway St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$610,000
Method: Private Sale
Date: 18/03/2025
Rooms: 7
Property Type: House (Res)
Land Size: 367 sqm approx



312 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

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Price: \$606,000
Method: Auction Sale
Date: 25/01/2025
Property Type: House
Land Size: 388 sqm approx

Account - Barry Plant | P: 03 9842 8888