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

1/137 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$770,000		&		\$830,000	C		
Median sale p	rice							
Median price	\$759,000	Pro	operty Type	Том	/nhouse		Suburb	Heidelberg Heights
Period - From	09/07/2024	to	08/07/2025		So	urce	Property	/ Data

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	6/9 Porter Rd HEIDELBERG HEIGHTS 3081	\$845,000	27/04/2025
2	3/78 Porter Rd HEIDELBERG HEIGHTS 3081	\$845,000	14/04/2025
3	2/82 Porter Rd HEIDELBERG HEIGHTS 3081	\$710,000	09/04/2025

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:

09/07/2025 14:46









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$770,000 - \$830,000 Median Townhouse Price 09/07/2024 - 08/07/2025: \$759,000

Comparable Properties

	6/9 Porter Rd HEIDELBERG HEIGHTS 3081 (VG) 3	Agent Comments	
	Price: \$845,000 Method: Sale Date: 27/04/2025 Property Type: Flat/Unit/Apartment (Res)	_	
	3/78 Porter Rd HEIDELBERG HEIGHTS 3081 (VG) 3 - - Price: \$845,000 Method: Sale Date: 14/04/2025 Property Type: Flat/Unit/Apartment (Res)	Agent Comments	
2	2/82 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG) 3 2 2 2	Agent Comments	
Biggi (Scott)	Price: \$710,000 Method: Private Sale Date: 09/04/2025 Property Type: Townhouse (Single) Land Size: 131 sqm approx	_	

Account - Barry Plant | P: 03 9842 8888



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.