

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$830,000

### Median sale price

Median price

\$759,000

Property Type

Townhouse

Suburb

Heidelberg Heights

Period - From

09/07/2024

to

08/07/2025

Source

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



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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)

Agent Comments

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Price: \$845,000  
Method: Sale  
Date: 27/04/2025  
Property Type: Flat/Unit/Apartment (Res)



3/78 Porter Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

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Price: \$845,000  
Method: Sale  
Date: 14/04/2025  
Property Type: Flat/Unit/Apartment (Res)



2/82 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

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Price: \$710,000  
Method: Private Sale  
Date: 09/04/2025  
Property Type: Townhouse (Single)  
Land Size: 131 sqm approx

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