

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

7 Kokoda Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between

\$690,000

&

\$759,000

Median sale price

Median price

\$780,500

Property Type

House

Suburb

Heidelberg West

Period - From

01/04/2024

to

31/03/2025

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	369 Liberty Pde HEIDELBERG WEST 3081	\$717,500	31/05/2025
2	8 Cypress St HEIDELBERG WEST 3081	\$750,000	10/04/2025
3			

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:

17/06/2025 08:55



2 1 1

Rooms: 5
Property Type: House
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median House Price
Year ending March 2025: \$780,500

Comparable Properties



369 Liberty Pde HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 -

Price: \$717,500
Method: Auction Sale
Date: 31/05/2025
Rooms: 4
Property Type: House (Res)
Land Size: 478 sqm approx



8 Cypress St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 10/04/2025
Property Type: House
Land Size: 422 sqm approx

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.