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	8/71 Southern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price $660,000

Median sale price

Median price $720,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/04/2025 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	2/37 Waiora Rd HEIDELBERG HEIGHTS 3081	$680,000	28/04/2026
2	8/51 Morotai Pde HEIDELBERG WEST 3081	$651,000	05/02/2026
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: 17/06/2026 10:08

8/71 Southern Road, Heidelberg Heights Vic 3081



2 1 2

Rooms: 3
Property Type: Unit
Land Size: 326 sqm approx

Agent Comments

Indicative Selling Price
$660,000
Median Unit Price
Year ending March 2026: $720,000

Both properties are newer build and or updated renovations, Mortai is a different suburb.

Comparable Properties



2/37 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 2

Price: $680,000
Method: Private Sale
Date: 28/04/2026
Property Type: Unit

Agent Comments



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

2 2 1

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

Agent Comments

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

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