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	21 Leonard Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $1,900,000 & $2,000,000

Median sale price

Median price $1,015,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2025 to 31/12/2025 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	59 Darebin St HEIDELBERG 3084	$1,880,000	26/11/2025
2	132 Waiora Rd ROSANNA 3084	$1,905,000	26/11/2025
3	98 Brown St HEIDELBERG 3084	$1,990,000	31/10/2025

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: 19/01/2026 11:46

21 Leonard Street, Heidelberg Heights Vic 3081

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4 2 2

Rooms: 8
Property Type: House
Land Size: 684 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
December quarter 2025: $1,015,000

Comparable Properties



59 Darebin St HEIDELBERG 3084 (REI)

3 2 3

Price: $1,880,000
Method: Private Sale
Date: 26/11/2025
Property Type: House (Res)

Agent Comments



132 Waiora Rd ROSANNA 3084 (REI)

4 2 3

Price: $1,905,000
Method: Sold Before Auction
Date: 26/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments



98 Brown St HEIDELBERG 3084 (REI/VG)

4 2 3

Price: $1,990,000
Method: Private Sale
Date: 31/10/2025
Rooms: 8
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

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