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	3/159 Northern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $760,000 Property Type Unit 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	3/105 Outhwaite Rd HEIDELBERG HEIGHTS 3081	$650,000	20/12/2025
2	3/504 Waterdale Rd HEIDELBERG HEIGHTS 3081	$680,000	09/12/2025
3	2/263 Oriel Rd HEIDELBERG WEST 3081	$675,000	10/11/2025

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: 07/03/2026 15:45

3/159 Northern Road, Heidelberg Heights Vic 3081

JellisCraig

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2 2 1

Rooms: 5
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$650,000 - $680,000
Median Unit Price
December quarter 2025: $760,000

Comparable Properties



3/105 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2 2 1

Price: $650,000
Method: Private Sale
Date: 20/12/2025
Property Type: Townhouse (Res)

Agent Comments



3/504 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 2

Price: $680,000
Method: Private Sale
Date: 09/12/2025
Property Type: Townhouse (Res)

Agent Comments

2/263 Oriel Rd HEIDELBERG WEST 3081 (VG)

2 - -

Price: $675,000
Method: Sale
Date: 10/11/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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