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	79 Altona Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $946,250 Property Type House Suburb Heidelberg Heights

Period - From 09/04/2025 to 08/04/2026 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	10 Toohey St BELLFIELD 3081	$985,000	05/03/2026
2	283 Oriel Rd HEIDELBERG WEST 3081	$922,500	18/02/2026
3	44 Southern Rd HEIDELBERG HEIGHTS 3081	$950,000	15/11/2025

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: 09/04/2026 12:47

79 Altona Street, Heidelberg Heights Vic 3081

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Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
09/04/2025 - 08/04/2026: $946,250

Comparable Properties



10 Toohey St BELLFIELD 3081 (REI)
3 1 4

Price: $985,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



283 Oriel Rd HEIDELBERG WEST 3081 (REI)
3 1 2

Price: $922,500
Method: Private Sale
Date: 18/02/2026
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



44 Southern Rd HEIDELBERG HEIGHTS 3081 (REI)
3 1 2

Price: $950,000
Method: Private Sale
Date: 15/11/2025
Property Type: House

Agent Comments

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