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	203/452 Waterdale Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $400,000 & $440,000

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	1/452 Waterdale Rd HEIDELBERG HEIGHTS 3081	$425,000	19/06/2026
2	603/8 Martin St HEIDELBERG 3084	$440,000	08/04/2026
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: 23/06/2026 09:14

203/452 Waterdale Road, Heidelberg Heights Vic 3081



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
Year ending March 2026: $720,000

Comparable Properties

1/452 Waterdale Rd HEIDELBERG HEIGHTS 3081 (REI)

2 1 1

Agent Comments

Price: $425,000
Method: Private Sale
Date: 19/06/2026
Property Type: Apartment



603/8 Martin St HEIDELBERG 3084 (REI)

2 1 1

Agent Comments

Price: $440,000
Method: Private Sale
Date: 08/04/2026
Property Type: Apartment

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 - RT Edgar Boroondara | P: 88882000

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