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	5/6 Ceram Court, Heidelberg West Vic 3081

Indicative selling price

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

Single price $739,000

Median sale price

Median price $681,000 Property Type Unit Suburb Heidelberg West

Period - From 01/07/2025 to 30/06/2026 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	1/3 Shakespeare Gr HEIDELBERG HEIGHTS 3081	$720,000	21/05/2026
2	3/38-40 Bamfield Rd HEIDELBERG HEIGHTS 3081	$730,000	27/03/2026
3	5/409 Waterdale Rd HEIDELBERG WEST 3081	$750,000	21/03/2026

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: 21/07/2026 13:53

5/6 Ceram Court, Heidelberg West Vic 3081

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$739,000
Median Unit Price
Year ending June 2026: $681,000

Comparable Properties



1/3 Shakespeare Gr HEIDELBERG HEIGHTS 3081 (VG)

3 - -

Agent Comments

Price: $720,000
Method: Sale
Date: 21/05/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



3/38-40 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Agent Comments

Price: $730,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: Townhouse (Res)



5/409 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

3 2 1

Agent Comments

Price: $750,000
Method: Auction Sale
Date: 21/03/2026
Rooms: 4
Property Type: Unit

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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