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	61 Swanston Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $1,125,000 & $1,237,500

Median sale price

Median price $972,500 Property Type House Suburb Heidelberg Heights

Period - From 01/04/2026 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	26 Ashe Cr BELLFIELD 3081	$1,130,000	30/04/2026
2	39 Shakespeare Gr HEIDELBERG HEIGHTS 3081	$1,170,000	18/04/2026
3	21 Swanston St HEIDELBERG HEIGHTS 3081	$1,142,000	30/03/2026

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: 07/08/2026 10:26

61 Swanston Street, Heidelberg Heights Vic 3081

Miles
EST 1924

3 1 2

Property Type: House
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$1,125,000 - $1,237,500
Median House Price
June quarter 2026: $972,500

Comparable Properties

26 Ashe Cr BELLFIELD 3081 (REI)

3 1 2

Price: $1,130,000
Method: Private Sale
Date: 30/04/2026
Property Type: House (Res)

Agent Comments

39 Shakespeare Gr HEIDELBERG HEIGHTS 3081 (REI/VG)

4 2 2

Price: $1,170,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments

21 Swanston St HEIDELBERG HEIGHTS 3081 (REI/VG)

4 2 2

Price: $1,142,000
Method: Sold Before Auction
Date: 30/03/2026
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

REIV THE DIFFERENCE

propertydata.com.au

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