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	107 Ramu Parade, Heidelberg West, Vic 3081

Indicative selling price

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

Single price	$759,000

Median sale price

Median price	$830,500	Property type	*House*	Suburb	Heidelberg West

Period - From	01/02/2026	to	30/04/2026	Source	PropTrack

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
533 Waterdale Road, Heidelberg West, VIC 3081	$790,000	30/01/2026
48 Morotai Parade, Heidelberg West, VIC 3081	$782,000	23/01/2026
90 Lloyd Street, Heidelberg Heights, VIC 3081	$835,000	22/04/2026

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: 07/05/2026