

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

26 Ebony Parade, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$790,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Heidelberg West

Period - From

01/04/2024

to

30/06/2024

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	23 Redwood St HEIDELBERG WEST 3081	\$770,000	24/08/2024
2	15 North Cr HEIDELBERG WEST 3081	\$800,000	21/08/2024
3	140 Outhwaite Rd HEIDELBERG WEST 3081	\$756,000	08/08/2024

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:

19/09/2024 16:15



2 1 2

Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$790,000
Median House Price
June quarter 2024: \$770,000

Comparable Properties



23 Redwood St HEIDELBERG WEST 3081 (REI) Agent Comments

3 1 2

Price: \$770,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)

15 North Cr HEIDELBERG WEST 3081 (REI) Agent Comments

2 1 2

Price: \$800,000
Method: Private Sale
Date: 21/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 611 sqm approx



140 Outhwaite Rd HEIDELBERG WEST 3081 (REI) Agent Comments

3 1 1

Price: \$756,000
Method: Private Sale
Date: 08/08/2024
Property Type: House (Res)
Land Size: 681 sqm approx