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	120a Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $1,110,000 Property Type House Suburb Heidelberg Heights

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	2 Keats St HEIDELBERG HEIGHTS 3081	$926,000	15/06/2024
2	3/28 Altona St HEIDELBERG HEIGHTS 3081	$880,000	15/05/2024
3	2/20 Ferguson St MACLEOD 3085	$950,000	11/04/2024

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: 28/08/2024 08:17

120a Porter Road, Heidelberg Heights Vic 3081



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Property Type:
Agent Comments

Indicative Selling Price
$880,000 - $960,000
Median House Price
June quarter 2024: $1,110,000

Comparable Properties



2 Keats St HEIDELBERG HEIGHTS 3081 (REI)

3 2 1

Agent Comments

Price: $926,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Townhouse (Res)



3/28 Altona St HEIDELBERG HEIGHTS 3081 (VG)

3 - -

Agent Comments

Price: $880,000
Method: Sale
Date: 15/05/2024
Property Type: Flat/Unit/Apartment (Res)



2/20 Ferguson St MACLEOD 3085 (REI/VG)

3 2 2

Agent Comments

Price: $950,000
Method: Private Sale
Date: 11/04/2024
Property Type: Townhouse (Res)
Land Size: 182 sqm approx

Account - Jellis Craig | P: 03 94321444

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