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	4 Austral Court, Heidelberg Vic 3084

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,350,000 Property Type House Suburb Heidelberg

Period - From 24/02/2024 to 23/02/2025 Source Property Data

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	11 Dobson Av ROSANNA 3084	$903,000	22/02/2025
2	11 Scarborough Dr HEIDELBERG 3084	$910,000	07/12/2024
3	57 Grove Rd ROSANNA 3084	$939,000	17/09/2024

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: 24/02/2025 13:24

4 Austral Court, Heidelberg Vic 3084



3 1 2

Property Type:
Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
24/02/2024 - 23/02/2025: $1,350,000

Comparable Properties



11 Dobson Av ROSANNA 3084 (REI)

3 1 2

Price: $903,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



11 Scarborough Dr HEIDELBERG 3084 (REI)

3 1 2

Price: $910,000
Method: Sold Before Auction
Date: 07/12/2024
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments



57 Grove Rd ROSANNA 3084 (REI)

3 1 2

Price: $939,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 875 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111

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