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	46 Coomalie Crescent, Heidelberg West Vic 3081

Indicative selling price

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

Range between $780,000 & $840,000

Median sale price

Median price $677,500 Property Type Unit Suburb Heidelberg West

Period - From 01/01/2024 to 31/12/2024 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	29 Coomalie Cr HEIDELBERG WEST 3081	$811,000	10/01/2025
2	6 Pandanus Ct HEIDELBERG WEST 3081	$812,000	26/10/2024
3	13 Lae St HEIDELBERG WEST 3081	$788,000	15/10/2024

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: 25/03/2025 12:06

46 Coomalie Crescent, Heidelberg West Vic 3081



2 1

Property Type: House
Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $840,000
Median Unit Price
Year ending December 2024: $677,500

Comparable Properties



29 Coomalie Cr HEIDELBERG WEST 3081 (REI/VG)

3 1 4

Price: $811,000
Method: Sold Before Auction
Date: 10/01/2025
Property Type: House
Land Size: 674 sqm approx

Agent Comments



6 Pandanus Ct HEIDELBERG WEST 3081 (REI/VG)

3 1 2

Price: $812,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



13 Lae St HEIDELBERG WEST 3081 (REI/VG)

2 1 1

Price: $788,000
Method: Private Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 694 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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