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	4/6 West Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between $540,000 & $590,000

Median sale price

Median price $735,000 Property Type Unit Suburb Heidelberg West

Period - From 01/04/2025 to 30/06/2025 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	2/19 Mccomas St RESERVOIR 3073	$572,000	16/07/2025
2	48a Marie Av HEIDELBERG HEIGHTS 3081	$575,000	30/06/2025
3	2/5 Ashton St RESERVOIR 3073	$605,000	30/05/2025

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: 21/07/2025 12:06

4/6 West Court, Heidelberg West Vic 3081



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$540,000 - $590,000
Median Unit Price
June quarter 2025: $735,000

Comparable Properties



2/19 Mccomas St RESERVOIR 3073 (REI)

2 1 1

Price: $572,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: Unit

Agent Comments



48a Marie Av HEIDELBERG HEIGHTS 3081 (REI)

2 1 2

Price: $575,000
Method: Private Sale
Date: 30/06/2025
Property Type: Unit

Agent Comments



2/5 Ashton St RESERVOIR 3073 (REI/VG)

2 1 2

Price: $605,000
Method: Private Sale
Date: 30/05/2025
Property Type: Unit
Land Size: 154 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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