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	39 Alamein Road, Heidelberg West Vic 3081

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $710,000 Property Type Unit Suburb Heidelberg West

Period - From 01/04/2024 to 31/03/2025 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.~~

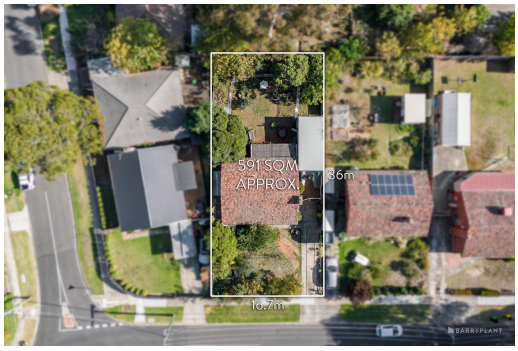
	Address of comparable property	Price	Date of sale
1	78 Ramu Pde HEIDELBERG WEST 3081	$605,000	26/05/2025
2	14 Satelberg Ct HEIDELBERG WEST 3081	$800,800	16/01/2025
3	29 Pacific Dr HEIDELBERG WEST 3081	$715,000	18/11/2024

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: 04/06/2025 15:31

39 Alamein Road, Heidelberg West Vic 3081



3 1 2

Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median Unit Price
Year ending March 2025: $710,000

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.

Comparable Properties



78 Ramu Pde HEIDELBERG WEST 3081 (REI)

3 1 2

Price: $605,000
Method: Private Sale
Date: 26/05/2025
Property Type: House
Land Size: 470 sqm approx

Agent Comments



14 Satelberg Ct HEIDELBERG WEST 3081 (REI/VG)

2 1 2

Price: $800,800
Method: Private Sale
Date: 16/01/2025
Property Type: House
Land Size: 600 sqm approx

Agent Comments

This property has an additional studio.

29 Pacific Dr HEIDELBERG WEST 3081 (VG)

3 - -

Price: $715,000
Method: Sale
Date: 18/11/2024
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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