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 Bridgeford Court, Heidelberg West Vic 3081

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $780,500 Property Type House 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	312 Liberty Pde HEIDELBERG WEST 3081	$606,000	25/01/2025
2	7 Midway St HEIDELBERG WEST 3081	$610,000	18/03/2025
3	69 Pacific Dr HEIDELBERG WEST 3081	$638,000	22/03/2025

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: 25/04/2025 13:01

4 Bridgeford Court, Heidelberg West Vic 3081



3 1 2

Property Type: House (Res)
Land Size: 494 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $650,000
Median House Price
Year ending March 2025: $780,500

Comparable Properties



312 Liberty Pde HEIDELBERG WEST 3081 (REI)

3 1 -

Price: $606,000
Method: Auction Sale
Date: 25/01/2025
Property Type: House
Land Size: 388 sqm approx

Agent Comments



7 Midway St HEIDELBERG WEST 3081 (REI)

3 2 1

Price: $610,000
Method: Private Sale
Date: 18/03/2025
Rooms: 7
Property Type: House (Res)
Land Size: 367 sqm approx

Agent Comments



69 Pacific Dr HEIDELBERG WEST 3081 (REI)

3 1 1

Price: $638,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 5
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 94598111

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