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	4/20 Setani Crescent, Heidelberg West Vic 3081

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $777,000 Property Type Townhouse Suburb Heidelberg West

Period - From 22/05/2024 to 21/05/2025 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	2/251 Oriel Rd HEIDELBERG WEST 3081	$580,000	29/03/2025
2	1/2 North Cr HEIDELBERG WEST 3081	$530,000	15/03/2025
3	4/5 Orr St HEIDELBERG HEIGHTS 3081	$545,500	25/01/2025

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: 22/05/2025 18:27

4/20 Setani Crescent, Heidelberg West Vic 3081

Nelson Alexander



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median Townhouse Price
22/05/2024 - 21/05/2025: $777,000

Comparable Properties



2/251 Oriel Rd HEIDELBERG WEST 3081 (REI)

2 2 1

Price: $580,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)

Agent Comments



1/2 North Cr HEIDELBERG WEST 3081 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 15/03/2025
Property Type: Townhouse (Single)

Agent Comments



4/5 Orr St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 1

Price: $545,500
Method: Auction Sale
Date: 25/01/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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