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	468 Waterdale Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $840,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2025 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	9 Shelley St HEIDELBERG HEIGHTS 3081	$880,000	10/05/2025
2	15 Porter Rd HEIDELBERG HEIGHTS 3081	$975,000	24/03/2025
3	1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081	$815,000	01/03/2025

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: 18/06/2025 09:39

468 Waterdale Road, Heidelberg Heights Vic 3081



3 2 2

Property Type: House
Land Size: 375 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
March quarter 2025: $840,000

Comparable Properties



9 Shelley St HEIDELBERG HEIGHTS 3081 (REI)

3 1 2

Price: $880,000
Method: Auction Sale
Date: 10/05/2025
Rooms: 7
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



15 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 4

Price: $975,000
Method: Sold Before Auction
Date: 24/03/2025
Property Type: House (Res)
Land Size: 390 sqm approx

Agent Comments



1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 1 2

Price: $815,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 329 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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