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	44 Marie Avenue, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $740,000 & $795,000

Median sale price

Median price $911,000 Property Type House Suburb Heidelberg Heights

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	15 Law St HEIDELBERG HEIGHTS 3081	$800,000	05/06/2025
2	9 Timor Pde HEIDELBERG WEST 3081	$740,000	09/05/2025
3	51 Marie Av HEIDELBERG HEIGHTS 3081	$770,000	26/02/2025

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 11:40

44 Marie Avenue, Heidelberg Heights Vic 3081

Christopher Macey
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3 1 2

Rooms: 5
Property Type: House
Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $795,000
Median House Price
Year ending March 2025: $911,000

Comparable Properties



15 Law St HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $800,000
Method: Sold Before Auction
Date: 05/06/2025
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



9 Timor Pde HEIDELBERG WEST 3081 (REI)

3 1 1

Price: $740,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 668 sqm approx

Agent Comments

51 Marie Av HEIDELBERG HEIGHTS 3081 (VG)

3 - -

Price: $770,000
Method: Sale
Date: 26/02/2025
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments

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