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	81 Ramu Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between $630,000 & $660,000

Median sale price

Median price $750,000 Property Type House Suburb Heidelberg West

Period - From 01/04/2025 to 30/06/2025 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	175 Dougharty Rd HEIDELBERG WEST 3081	$707,000	06/06/2025
2	78 Ramu Pde HEIDELBERG WEST 3081	$605,000	26/05/2025
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: 19/08/2025 09:25

81 Ramu Parade, Heidelberg West Vic 3081



3 2 2

Property Type: House
Land Size: 467 sqm approx

Agent Comments

Indicative Selling Price
$630,000 - $660,000
Median House Price
June quarter 2025: $750,000

Comparable Properties



175 Dougharty Rd HEIDELBERG WEST 3081 (REI/VG)

3 1 2

Price: $707,000
Method: Private Sale
Date: 06/06/2025
Property Type: House
Land Size: 463 sqm approx

Agent Comments



78 Ramu Pde HEIDELBERG WEST 3081 (REI/VG)

3 1 2

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

Agent Comments



69 Pacific Dr HEIDELBERG WEST 3081 (REI/VG)

3 1 1

Price: $638,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 5
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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