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	1/137 Porter Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price $880,000

Median sale price

Median price $755,000 Property Type Townhouse Suburb Heidelberg Heights

Period - From 25/08/2024 to 24/08/2025 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	6/9 Porter Rd HEIDELBERG HEIGHTS 3081	$845,000	27/04/2025
2	3/78 Porter Rd HEIDELBERG HEIGHTS 3081	$845,000	14/04/2025
3	2/82 Porter Rd HEIDELBERG HEIGHTS 3081	$710,000	09/04/2025

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: 25/08/2025 09:40

1/137 Porter Road, Heidelberg Heights Vic 3081



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$880,000
Median Townhouse Price
25/08/2024 - 24/08/2025: $755,000

Comparable Properties

6/9 Porter Rd HEIDELBERG HEIGHTS 3081 (VG)

3 2 1

Price: $845,000
Method: Sale
Date: 27/04/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/78 Porter Rd HEIDELBERG HEIGHTS 3081 (VG)

3 2 2

Price: $845,000
Method: Sale
Date: 14/04/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/82 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 2

Price: $710,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)
Land Size: 131 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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