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	1/286 Oriel Road, Heidelberg West, Vic 3081

Indicative selling price

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

range between $690,000 & $750,000

Median sale price

Median price	$801,650	Property type	*House*	Suburb	Heidelberg West
Period - From	01/09/2024	to	31/08/2025	Source	PropTrack

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 3/14 Catalina Street, Heidelberg West, VIC 3081	$ 755,000	11/08/2025
2 45 Skeggs Crescent, Heidelberg Heights, VIC 3081	$ 730,000	01/07/2025
3	$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 22/09/2025