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	8 Avoca Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,470,000 Property Type House Suburb Heidelberg

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	26 Kambea Cr VIEWBANK 3084	$1,260,000	18/07/2025
2	30 Douglas St ROSANNA 3084	$1,355,000	11/07/2025
3	204 Lower Plenty Rd ROSANNA 3084	$1,288,000	21/06/2025

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: 24/09/2025 11:50

8 Avoca Street, Heidelberg Vic 3084

Nelson Alexander

Liz Walker
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Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2025: $1,470,000

Comparable Properties



26 Kambea Cr VIEWBANK 3084 (REI)

3 1 2

Agent Comments

Price: $1,260,000
Method: Private Sale
Date: 18/07/2025
Property Type: House (Res)
Land Size: 744 sqm approx



30 Douglas St ROSANNA 3084 (REI)

4 1 2

Agent Comments

Price: $1,355,000
Method: Private Sale
Date: 11/07/2025
Property Type: House (Res)
Land Size: 755 sqm approx



204 Lower Plenty Rd ROSANNA 3084 (REI/VG)

5 2 2

Agent Comments

Price: $1,288,000
Method: Auction Sale
Date: 21/06/2025
Rooms: 7
Property Type: House (Res)
Land Size: 836 sqm approx

REIV THE DIFFERENCE | propertydata.com.au

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