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	4 Malahang Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $768,000 Property Type House Suburb Heidelberg West

Period - From 01/07/2025 to 30/09/2025 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	2/10 North Cr HEIDELBERG WEST 3081	$755,000	23/08/2025
2	2/5 Ceram Ct HEIDELBERG WEST 3081	$850,000	22/05/2025
3	2/41 Morotai Pde HEIDELBERG WEST 3081	$800,000	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: 16/10/2025 15:13

4 Malahang Parade, Heidelberg West Vic 3081



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
September quarter 2025: $768,000

Comparable Properties



2/10 North Cr HEIDELBERG WEST 3081 (REI/VG)

3 2 1

Price: $755,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)

Agent Comments



2/5 Ceram Ct HEIDELBERG WEST 3081 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 22/05/2025
Property Type: Townhouse (Res)

Agent Comments



2/41 Morotai Pde HEIDELBERG WEST 3081 (REI/VG)

3 2 2

Price: $800,000
Method: Private Sale
Date: 09/04/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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