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	97 Ramu Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between $450,000 & $495,000

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	3 Dorrington Av RESERVOIR 3073	$483,023	13/08/2025
2			
3			

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: 14/10/2025 18:29

97 Ramu Parade, Heidelberg West Vic 3081

Nelson Alexander



3

Rooms: 5
Property Type: House (Res)
Land Size: 492.769 sqm approx

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median House Price
September quarter 2025: $768,000

Comparable Properties

3 Dorrington Av RESERVOIR 3073 (VG)

3 - -

Price: $483,023
Method: Sale
Date: 13/08/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 615 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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