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	5/171 Waiora Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price $729,950

Median sale price

Median price $710,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/12/2024 to 30/11/2025 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	1/11 Fahey Cr YALLAMBIE 3085	$750,000	15/11/2025
2	1/12 Oban Way MACLEOD 3085	$750,000	01/07/2025
3	4/159 Beverley Rd ROSANNA 3084	$755,000	17/06/2025

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: 01/12/2025 16:36

5/171 Waiora Road, Heidelberg Heights Vic 3081

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jelliscraig.com.au



3 1 2

Property Type: Unit
Land Size: 287m2 sqm approx

Agent Comments

Indicative Selling Price
$729,950
Median Unit Price
01/12/2024 - 30/11/2025: $710,000

Comparable Properties



1/11 Fahey Cr YALLAMBIE 3085 (REI)

3 1 2

Price: $750,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments



1/12 Oban Way MACLEOD 3085 (REI)

3 1 2

Price: $750,000
Method: Private Sale
Date: 01/07/2025
Property Type: Unit
Land Size: 267 sqm approx

Agent Comments



4/159 Beverley Rd ROSANNA 3084 (REI)

3 1 2

Price: $755,000
Method: Private Sale
Date: 17/06/2025
Rooms: 4
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9459 8111

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