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	55 Morotai Parade, Heidelberg West Vic 3081

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $690,000 Property Type Townhouse Suburb Heidelberg West

Period - From 19/12/2024 to 18/12/2025 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	14 Arnold Av HEIDELBERG HEIGHTS 3081	$795,000	14/11/2025
2	205 Oriel Rd HEIDELBERG WEST 3081	$690,000	13/10/2025
3	8 Mulberry Pde HEIDELBERG WEST 3081	$854,500	04/10/2025

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: 19/12/2025 18:37

55 Morotai Parade, Heidelberg West Vic 3081

BARRYPLANT

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3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$770,000 - $830,000
Median Townhouse Price
19/12/2024 - 18/12/2025: $690,000

Comparable Properties



14 Arnold Av HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $795,000
Method: Private Sale
Date: 14/11/2025
Property Type: Townhouse (Res)

Agent Comments



205 Oriel Rd HEIDELBERG WEST 3081 (REI)

3 2 1

Price: $690,000
Method: Private Sale
Date: 13/10/2025
Property Type: Townhouse (Single)
Land Size: 157 sqm approx

Agent Comments



8 Mulberry Pde HEIDELBERG WEST 3081 (REI)

3 2 2

Price: $854,500
Method: Private Sale
Date: 04/10/2025
Property Type: House
Land Size: 142 sqm approx

Agent Comments

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