

## 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

26 CATALINA STREET HEIDELBERG WEST VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$995,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,000

Property type

House

Suburb

Heidelberg West

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

90 LLOYD STREET HEIDELBERG HEIGHTS VIC 3081	\$880,000	04-Oct-25
6 MARKS AVENUE HEIDELBERG HEIGHTS VIC 3081	\$887,500	16-Sep-25
119 ALTONA STREET HEIDELBERG WEST VIC 3081	\$954,000	08-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 26 February 2026

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**90 LLOYD STREET HEIDELBERG HEIGHTS VIC 3081**

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date **04-Oct-25**

2 1 2

Distance **1.04km**



**6 MARKS AVENUE HEIDELBERG HEIGHTS VIC 3081**

Sold Price

**\$887,500**

Sold Date **16-Sep-25**

2 1 2

Distance **1.17km**



**119 ALTONA STREET HEIDELBERG WEST VIC 3081**

Sold Price

**\$954,000**

Sold Date **08-Sep-25**

2 1 2

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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