

# 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

|  |
|--|
| 1/243 Oriel Road, 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)

Range between 

|           |
|-----------|
| \$650,000 |
|-----------|

 & 

|           |
|-----------|
| \$710,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$690,000 |
|-----------|

 Property Type 

|           |
|-----------|
| Townhouse |
|-----------|

 Suburb 

|                 |
|-----------------|
| Heidelberg West |
|-----------------|

Period - From 

|            |
|------------|
| 14/02/2025 |
|------------|

 to 

|            |
|------------|
| 13/02/2026 |
|------------|

 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 | 2/263 Oriel Rd HEIDELBERG WEST 3081  | \$675,000 | 10/11/2025   |
| 2 | 38B Setani Cr HEIDELBERG WEST 3081   | \$700,000 | 17/10/2025   |
| 3 | 1b Mulberry Pde HEIDELBERG WEST 3081 | \$693,000 | 14/10/2025   |

**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: 

|                  |
|------------------|
| 14/02/2026 22:16 |
|------------------|



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$650,000 - \$710,000

**Median Townhouse Price**

14/02/2025 - 13/02/2026: \$690,000

## Comparable Properties

**2/263 Oriel Rd HEIDELBERG WEST 3081 (VG)**

Agent Comments



**Price:** \$675,000

**Method:** Sale

**Date:** 10/11/2025

**Property Type:** Flat/Unit/Apartment (Res)



**38B Setani Cr HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 17/10/2025

**Property Type:** House (Res)

**Land Size:** 183 sqm approx



**1b Mulberry Pde HEIDELBERG WEST 3081 (VG)**

Agent Comments



**Price:** \$693,000

**Method:** Sale

**Date:** 14/10/2025

**Property Type:** House (Res)

**Land Size:** 218 sqm approx