

## 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

34 WEWAK PARADE 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

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Heidelberg West

Period-from

01 Sep 2024

to

31 Aug 2025

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

9 CARBEENA PARADE HEIDELBERG WEST VIC 3081	\$1,120,000	26-Jun-25
30 HAIG STREET HEIDELBERG HEIGHTS VIC 3081	\$1,130,000	21-Jun-25
6 ERICA COURT BELLFIELD VIC 3081	\$1,203,000	31-Mar-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: 04 September 2025



**9 CARBEENA PARADE  
 HEIDELBERG WEST VIC 3081**

 3  1  1

Sold Price <sup>RS</sup> **\$1,120,000** Sold Date **26-Jun-25**

Distance **0.31km**



**30 HAIG STREET HEIDELBERG  
 HEIGHTS VIC 3081**

 2  1  2

Sold Price **\$1,130,000** Sold Date **21-Jun-25**

Distance **0.76km**



**6 ERICA COURT BELLFIELD VIC  
 3081**

 4  1  4

Sold Price **\$1,203,000** Sold Date **31-Mar-25**

Distance **1.04km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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