

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 380 Waterdale Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$925,750 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	50 Perkins Av BELLFIELD 3081	\$1,050,000	10/02/2026
2	4 Harrison St BELLFIELD 3081	\$1,280,000	30/12/2025
3	17 Calola St HEIDELBERG WEST 3081	\$1,000,000	07/11/2025

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: 05/03/2026 12:02



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Property Type: House
Land Size: 662 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2025: \$925,750

Comparable Properties

50 Perkins Av BELLFIELD 3081 (REI)

Agent Comments

3 1 -

Price: \$1,050,000
Method: Sold Before Auction
Date: 10/02/2026
Rooms: 4
Property Type: House (Res)
Land Size: 605 sqm approx



4 Harrison St BELLFIELD 3081 (REI)

Agent Comments

3 1 2

Price: \$1,280,000
Method: Sold Before Auction
Date: 30/12/2025
Property Type: House
Land Size: 622 sqm approx



17 Calola St HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 07/11/2025
Property Type: House (Res)
Land Size: 705 sqm approx