

# 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 39 Shakespeare Grove, Heidelberg Heights 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,015,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2025 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	13 Thames St HEIDELBERG HEIGHTS 3081	\$1,165,000	20/01/2026
2	15 Terry St HEIDELBERG HEIGHTS 3081	\$1,165,000	13/12/2025
3	4 Laurel Ct HEIDELBERG HEIGHTS 3081	\$1,050,000	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.~~

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

December quarter 2025: \$1,015,000



**Rooms:** 6

**Property Type:** House

**Land Size:** 634 sqm approx

Agent Comments

## Comparable Properties



**13 Thames St HEIDELBERG HEIGHTS 3081 (VG)**

Agent Comments



**Price:** \$1,165,000

**Method:** Sale

**Date:** 20/01/2026

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**15 Terry St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments



**Price:** \$1,165,000

**Method:** Auction Sale

**Date:** 13/12/2025

**Property Type:** House (Res)

**Land Size:** 589 sqm approx



**4 Laurel Ct HEIDELBERG HEIGHTS 3081 (VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Sale

**Date:** 14/10/2025

**Property Type:** House (Res)

**Land Size:** 852 sqm approx

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