

## 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

98 ALAMEIN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,900

Property type

House

Suburb

Heidelberg West

Period-from

01 Mar 2025

to

28 Feb 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

59 ALAMEIN ROAD HEIDELBERG WEST VIC 3081	\$680,000	21-Feb-26
60 SESTON STREET RESERVOIR VIC 3073	\$640,000	21-Feb-26
3 BRIDGEFORD COURT HEIDELBERG WEST VIC 3081	\$690,000	07-Feb-26

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: 19 March 2026

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**59 ALAMEIN ROAD HEIDELBERG WEST VIC 3081**

 3  1  2

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**21-Feb-26**

Distance

**0.32km**



**60 SESTON STREET RESERVOIR VIC 3073**

 3  1  -

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**21-Feb-26**

Distance

**0.97km**



**3 BRIDGEFORD COURT HEIDELBERG WEST VIC 3081**

 3  1  2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**07-Feb-26**

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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