

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

4/540 Waterdale Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$880,000

 &

\$955,000

Median sale price

Median price

\$756,750

 Property Type

Townhouse

 Suburb

Heidelberg Heights

Period - From

23/03/2025

 to

22/03/2026

 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	10a Monash St HEIDELBERG HEIGHTS 3081	\$950,000	06/12/2025
2	51 Shelley St HEIDELBERG HEIGHTS 3081	\$880,000	01/12/2025
3	9 Skeggs Cr HEIDELBERG HEIGHTS 3081	\$880,000	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:

23/03/2026 14:49
