

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 2/39 McEwan Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$715,000 Property Type Unit 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	4/3 Setani Cr HEIDELBERG WEST 3081	\$637,000	31/01/2026
2	1/13 Miller St HEIDELBERG HEIGHTS 3081	\$648,000	22/01/2026
3	3/105 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$650,000	20/12/2025

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 13:25



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending December 2025: \$715,000

Comparable Properties

4/3 Setani Cr HEIDELBERG WEST 3081 (VG)

Agent Comments

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Price: \$637,000

Method: Sale

Date: 31/01/2026

Property Type: Strata Unit/Flat

1/13 Miller St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

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Price: \$648,000

Method: Sale

Date: 22/01/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



3/105 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

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Price: \$650,000

Method: Private Sale

Date: 20/12/2025

Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133