

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 2/13 North Crescent, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$779,000 Property Type House Suburb Heidelberg West

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	12a North Cr HEIDELBERG WEST 3081	\$772,000	25/02/2026
2	21 Dougharty Rd HEIDELBERG HEIGHTS 3081	\$745,000	17/02/2026
3	3 Bridgeford Ct HEIDELBERG WEST 3081	\$690,000	07/02/2026

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: 26/03/2026 13:15



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Property Type: House
Land Size: 379 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
December quarter 2025: \$779,000

Comparable Properties



12a North Cr HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

3 1 4

Price: \$772,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)



21 Dougharty Rd HEIDELBERG HEIGHTS 3081 (REI)

[Agent Comments](#)

3 1 2

Price: \$745,000
Method: Sold Before Auction
Date: 17/02/2026
Property Type: House (Res)
Land Size: 452 sqm approx



3 Bridgeford Ct HEIDELBERG WEST 3081 (REI)

[Agent Comments](#)

3 1 2

Price: \$690,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 438 sqm approx

Account - VICPROP | P: 03 8888 1011