

# 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 2/18 Bamfield Road, 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 \$600,000 & \$625,000

### Median sale price

Median price \$762,250 Property Type Unit Suburb Heidelberg Heights

Period - From 01/01/2026 to 31/03/2026 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	3/105 Outhwaite Rd HEIDELBERG HEIGHTS 3081	\$650,000	20/12/2025
2	4/23 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$656,000	15/11/2025
3	2/5 Ebony Pde HEIDELBERG WEST 3081	\$645,000	21/10/2025

**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.~~

This Statement of Information was prepared on: 15/04/2026 12:52

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2   1   1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$600,000 - \$625,000  
**Median Unit Price**  
March quarter 2026: \$762,250

## Comparable Properties



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

Agent Comments

2   2   1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 20/12/2025  
**Property Type:** Townhouse (Res)



**4/23 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI/VG)** Agent Comments

2   1   1

**Price:** \$656,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** Unit



**2/5 Ebony Pde HEIDELBERG WEST 3081 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 9403 9300