

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 Clyde Court, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,512,750 Property Type House Suburb Heidelberg

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	92 Mountain View Pde ROSANNA 3084	\$1,611,000	21/02/2026
2	38 Coorie Cr ROSANNA 3084	\$1,540,000	21/02/2026
3	96-98 Mountain View Pde ROSANNA 3084	\$1,972,500	16/02/2026

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:

26/02/2026 09:31



 3
  1
  2

Property Type: House
Land Size: 1,478 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 December quarter 2025: \$1,512,750

Comparable Properties



92 Mountain View Pde ROSANNA 3084 (REI)

Agent Comments

 4
  2
  1

Price: \$1,611,000
Method: Auction Sale
Date: 21/02/2026
Rooms: 7
Property Type: House (Res)
Land Size: 1093 sqm approx



38 Coorie Cr ROSANNA 3084 (REI)

Agent Comments

 3
  1
  2

Price: \$1,540,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 947 sqm approx



96-98 Mountain View Pde ROSANNA 3084 (REI)

Agent Comments

 3
  1
  3

Price: \$1,972,500
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 1607 sqm approx

Account - VICPROP | P: 03 8888 1011