

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

1/9 Bamfield Road, Heidelberg Heights Vic 3081
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Indicative selling price

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

Range between

\$900,000

 &

\$990,000

Median sale price

Median price

\$764,000

 Property Type

Townhouse

 Suburb

Heidelberg Heights

Period - From

19/02/2025

 to

18/02/2026

 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	1/4 Derna St HEIDELBERG WEST 3081	\$920,000	29/09/2025
3	3/353 Waterdale Rd BELLFIELD 3081	\$960,000	23/09/2025

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:

19/02/2026 22:43



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

19/02/2025 - 18/02/2026: \$764,000

Comparable Properties

10a Monash St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 4  2  2

Price: \$950,000

Method: Private Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Land Size: 182 sqm approx



1/4 Derna St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 4  2  2

Price: \$920,000

Method: Private Sale

Date: 29/09/2025

Property Type: Townhouse (Res)



3/353 Waterdale Rd BELLFIELD 3081 (REI/VG)

Agent Comments

 4  3  2

Price: \$960,000

Method: Sold Before Auction

Date: 23/09/2025

Property Type: Townhouse (Res)

Land Size: 185 sqm approx

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