

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

1/62 Southern Road, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$765,000

 &

\$795,000

Median sale price

Median price

\$760,000

 Property Type

Townhouse

 Suburb

Heidelberg Heights

Period - From

13/02/2025

 to

12/02/2026

 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	1/341 Bell St BELLFIELD 3081	\$786,000	21/01/2026
2	2/27 Pyalong Av ROSANNA 3084	\$790,000	11/11/2025
3	102 Lloyd St HEIDELBERG HEIGHTS 3081	\$785,000	19/08/2025

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:

13/02/2026 10:38



Rooms: 4

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$765,000 - \$795,000

Median Townhouse Price

13/02/2025 - 12/02/2026: \$760,000

Comparable Properties



1/341 Bell St BELLFIELD 3081 (REI)

Agent Comments



Price: \$786,000

Method: Private Sale

Date: 21/01/2026

Property Type: Townhouse (Single)

Land Size: 350 sqm approx



2/27 Pyalong Av ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 11/11/2025

Rooms: 3

Property Type: Townhouse (Res)



102 Lloyd St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 19/08/2025

Property Type: House (Res)

Land Size: 193 sqm approx