

# 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

110 St Hellier Street, 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 \$750,000 & \$800,000

### Median sale price

Median price \$950,000 Property Type House Suburb Heidelberg Heights

Period - From 15/05/2025 to 14/05/2026 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	58 Alamein Rd HEIDELBERG WEST 3081	\$730,000	09/05/2026
2	16 Pacific Dr HEIDELBERG WEST 3081	\$765,000	31/03/2026
3	21 Dougharty Rd HEIDELBERG HEIGHTS 3081	\$745,000	17/02/2026

**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:

15/05/2026 16:43



3 1 2

**Property Type:** House  
**Land Size:** 405 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
15/05/2025 - 14/05/2026: \$950,000

## Comparable Properties



58 Alamein Rd HEIDELBERG WEST 3081 (REI)

Agent Comments

3 2 2

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** House (Res)



16 Pacific Dr HEIDELBERG WEST 3081 (REI)

Agent Comments

3 1 2

**Price:** \$765,000  
**Method:** Sold Before Auction  
**Date:** 31/03/2026  
**Property Type:** House (Res)  
**Land Size:** 375 sqm approx



21 Dougharty Rd HEIDELBERG HEIGHTS 3081 (REI/VG) 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

Account - VICPROP | P: 03 8888 1011



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