

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

36 Law Street, Heidelberg Heights Vic 3081

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 \$950,000 Property Type House 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	79 Altona St HEIDELBERG HEIGHTS 3081	\$901,500	24/04/2026
2	16 Wimpole Cr BELLFIELD 3081	\$990,000	11/04/2026
3	28 Elliott St HEIDELBERG HEIGHTS 3081	\$925,500	22/11/2025

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:

12/05/2026 16:30



3
 1
 2

Rooms: 5
Property Type: House
Land Size: 577 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 March quarter 2026: \$950,000

Comparable Properties



79 Altona St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

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Price: \$901,500
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 555 sqm approx



16 Wimpole Cr BELLFIELD 3081 (REI)

Agent Comments

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Price: \$990,000
Method: Private Sale
Date: 11/04/2026
Property Type: House
Land Size: 704 sqm approx



28 Elliott St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

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Price: \$925,500
Method: Sale
Date: 22/11/2025
Property Type: House - Attached House N.E.C.
Land Size: 590 sqm approx