

## 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

4/3 SETANI CRESCENT HEIDELBERG WEST VIC 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$630,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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 6 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

2/108 OUTHWAITE ROAD HEIDELBERG WEST VIC 3081	\$600,000	04-Oct-25
2/44 PLUNKETT STREET BELLFIELD VIC 3081	\$600,000	13-Aug-25
2/251 ORIEL ROAD HEIDELBERG WEST VIC 3081	\$580,000	29-Mar-25

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 6 months.

This Statement of Information was prepared on: 06 January 2026


**2/108 OUTHWAITE ROAD  
HEIDELBERG WEST VIC 3081**
 2  2  1

 Sold Price **\$600,000** Sold Date **04-Oct-25**

 Distance **0.07km**

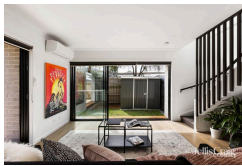
**2/44 PLUNKETT STREET  
BELLFIELD VIC 3081**
 2  2  1

 Sold Price Sold Date **13-Aug-25**

 Distance **1.38km**

**2/251 ORIEL ROAD HEIDELBERG  
WEST VIC 3081**
 2  2  1

 Sold Price **\$580,000** Sold Date **29-Mar-25**

 Distance **0.3km**

**3/3 BLACKWOOD PARADE  
HEIDELBERG WEST VIC 3081**
 2  2  1

 Sold Price **\$670,000** Sold Date **23-Oct-25**

 Distance **0.95km**

**1/65 TOBRUK AVENUE  
HEIDELBERG WEST VIC 3081**
 2  2  1

 Sold Price **\$674,000** Sold Date **30-Oct-25**

 Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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