

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
2/18 Avoca Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$738,500 Property Type Townhouse Suburb Heidelberg
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	2/27 Pyalong Av ROSANNA 3084	\$790,000	11/11/2025
2	4/72 Porter Rd HEIDELBERG HEIGHTS 3081	\$760,000	25/10/2025
3	2/196 Hawdon St HEIDELBERG 3084	\$771,000	12/09/2025

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:

13/02/2026 11:18

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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$750,000 - \$790,000

Median Townhouse Price

13/02/2025 - 12/02/2026: \$738,500

Comparable Properties



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



2



2



1

Agent Comments

Price: \$790,000

Method: Private Sale

Date: 11/11/2025

Rooms: 3

Property Type: Townhouse (Res)



4/72 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)



2



1



1

Agent Comments

Price: \$760,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Townhouse (Res)



2/196 Hawdon St HEIDELBERG 3084 (REI/VG)



2



1



1

Agent Comments

Price: \$771,000

Method: Private Sale

Date: 12/09/2025

Property Type: Townhouse (Res)

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