

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

2/14 CATALINA STREET HEIDELBERG WEST VIC 3081

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Nov 2024

to

31 Oct 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

3/14 CATALINA STREET HEIDELBERG WEST VIC 3081	\$755,000	31-Jul-25
2/11 RAMU PARADE HEIDELBERG WEST VIC 3081	\$750,000	01-Aug-25
2/211 LIBERTY PARADE HEIDELBERG WEST VIC 3081	\$805,000	31-Oct-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: 28 November 2025



**3/14 CATALINA STREET
HEIDELBERG WEST VIC 3081**

3 2 1

Sold Price **\$755,000** Sold Date **31-Jul-25**

Distance **0km**



**2/11 RAMU PARADE HEIDELBERG
WEST VIC 3081**

3 1 -

Sold Price **\$750,000** Sold Date **01-Aug-25**

Distance **0.65km**



**2/211 LIBERTY PARADE
HEIDELBERG WEST VIC 3081**

3 3 1

Sold Price ^{RS} **\$805,000** Sold Date **31-Oct-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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