

# 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

134 Porter Road, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$911,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/04/2024

to

31/03/2025

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 | 29 Mortimer St HEIDELBERG 3084        | \$1,510,000 | 02/05/2025   |
| 2 | 21 Bronte St HEIDELBERG 3084          | \$1,500,000 | 15/03/2025   |
| 3 | 120 Porter Rd HEIDELBERG HEIGHTS 3081 | \$1,267,000 | 23/12/2024   |

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:

23/06/2025 11:52

134 Porter Road, Heidelberg Heights Vic 3081



5   3   4

**Property Type:** House  
**Land Size:** 929 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending March 2025: \$911,000

## Comparable Properties



**29 Mortimer St HEIDELBERG 3084 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,510,000  
**Method:** Private Sale  
**Date:** 02/05/2025  
**Property Type:** House (Res)  
**Land Size:** 932 sqm approx



**21 Bronte St HEIDELBERG 3084 (REI/VG)**

**Agent Comments**

4   2   -

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 15/03/2025  
**Property Type:** House (Res)  
**Land Size:** 664 sqm approx



**120 Porter Rd HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$1,267,000  
**Method:** Private Sale  
**Date:** 23/12/2024  
**Property Type:** House  
**Land Size:** 929 sqm approx

**Account - Ray White Eltham** | P: 03 9431 3425



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