

# 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 Lawson Parade, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$1,130,000 & \$1,230,000

### 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	1/9 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$965,000	16/03/2026
2	23 Bonar St HEIDELBERG HEIGHTS 3081	\$1,120,000	01/12/2025
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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: 14/04/2026 09:05



 4    3    2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**  
\$1,130,000 - \$1,230,000  
**Median House Price**  
March quarter 2026: \$950,000

## Comparable Properties



**1/9 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

 4    3    2

**Price:** \$965,000

**Method:** Private Sale

**Date:** 16/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 240 sqm approx



**23 Bonar St HEIDELBERG HEIGHTS 3081 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** House (Res)

**Land Size:** 283 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888