

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$950,000 Property Type House Suburb Heidelberg Heights

Period - From 05/05/2025 to 04/05/2026 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	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
3			

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: 05/05/2026 13:37



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

05/05/2025 - 04/05/2026: \$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 9874 3355



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