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	4/10-12 LAWSON PARADE HEIDELBERG HEIGHTS 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	$742,000	Property type	Unit	Suburb	Heidelberg Heights
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
21 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081	$748,000	16-Aug-25
1/14-16 ROSANNA ROAD HEIDELBERG VIC 3084	$780,000	11-Nov-25
7/10 ROSANNA ROAD HEIDELBERG VIC 3084	$790,000	10-Sep-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.~~

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Gavin Johnston
P 0434991907
M 0434991907
E gjohnston@hockingstuart.com



21 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081

3 2 2

Sold Price **$748,000** Sold Date **16-Aug-25**

Distance **0.43km**



1/14-16 ROSANNA ROAD HEIDELBERG VIC 3084

3 2 2

Sold Price RS **$780,000** Sold Date **11-Nov-25**

Distance **1.95km**



7/10 ROSANNA ROAD HEIDELBERG VIC 3084

3 2 2

Sold Price **$790,000** Sold Date **10-Sep-25**

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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