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	10 BAKER CRESCENT 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	Unit	Suburb	Heidelberg Heights
Period-from	01 Dec 2024	to	30 Nov 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
12/455 WATERDALE ROAD HEIDELBERG WEST VIC 3081	$687,500	03-Sep-25
45 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081	$730,000	01-Jul-25
3/95 OUTHWAITE ROAD HEIDELBERG HEIGHTS VIC 3081	$708,000	19-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.~~

This Statement of Information was prepared on: 18 December 2025

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12/455 WATERDALE ROAD HEIDELBERG WEST VIC 3081

3 2 1

Sold Price **$687,500** Sold Date **03-Sep-25**

Distance **0.27km**



45 SKEGGS CRESCENT HEIDELBERG HEIGHTS VIC 3081

3 2 1

Sold Price **$730,000** Sold Date **01-Jul-25**

Distance **0km**



3/95 OUTHWAITE ROAD HEIDELBERG HEIGHTS VIC 3081

3 1 1

Sold Price **$708,000** Sold Date **19-Sep-25**

Distance **0.63km**

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

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