

# 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

3/17 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 \$800,000 & \$880,000

### Median sale price

Median price \$925,750 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2025 to 31/12/2025 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	2/7 Rill St HEIDELBERG 3084	\$842,500	28/02/2026
2	5/7 Churchill St HEIDELBERG HEIGHTS 3081	\$865,490	05/02/2026
3	3/20 Griffiths St BELLFIELD 3081	\$807,000	06/11/2025

**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:

26/03/2026 08:48



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending December 2025: \$925,750

## Comparable Properties



**2/7 Rill St HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$842,500  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** Unit

**5/7 Churchill St HEIDELBERG HEIGHTS 3081 (VG)**

Agent Comments



**Price:** \$865,490  
**Method:** Sale  
**Date:** 05/02/2026  
**Property Type:** Strata Unit/Flat



**3/20 Griffiths St BELLFIELD 3081 (REI/VG)**

Agent Comments



**Price:** \$807,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** Townhouse (Single)

Account - Collings Real Estate | P: 03 9486 2000



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