

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

12 Lancewood Avenue, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$765,000

 &

\$835,000

Median sale price

Median price

\$768,000

 Property Type

House

 Suburb

Heidelberg West

Period - From

01/07/2025

 to

30/09/2025

 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	473 Waterdale Rd HEIDELBERG WEST 3081	\$810,000	12/09/2025
2	183 Dougharty Rd HEIDELBERG WEST 3081	\$815,000	23/08/2025
3	9 Buna St HEIDELBERG WEST 3081	\$832,500	14/04/2025

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:

03/10/2025 14:45



Property Type: House (Res)
Land Size: 589 sqm approx
 Agent Comments

Indicative Selling Price
 \$765,000 - \$835,000
Median House Price
 September quarter 2025: \$768,000

Comparable Properties



473 Waterdale Rd HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 12/09/2025
Property Type: House (Res)
Land Size: 557 sqm approx



183 Dougharty Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$815,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 601 sqm approx



9 Buna St HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$832,500
Method: Private Sale
Date: 14/04/2025
Property Type: House (Res)
Land Size: 640 sqm approx

Account - Collings Real Estate | P: 03 9486 2000



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