

A Letter from the Owners

This home has been with us for the past 12 years and has seen us through so many different stages of life.

When I first bought the house, I was single. What I loved most was how safe, warm and cosy it felt. It was also very low maintenance, which meant I could spend more time enjoying life. The front and back yards are mostly concreted, with a small garden where we've enjoyed growing flowers, herbs and vegetables over the years. The security roller shutters on all the windows and doors have always given us extra peace of mind, especially at night or whenever we travelled.

One of the biggest reasons we've loved living here is the location. Everything we need is close by—shops, schools, parks and public transport. Whether it was a quick trip to the supermarket, taking the kids to school or commuting to work, life has always been easy and convenient.

As our family grew, this house became so much more than just a place to live. It was here that our children laughed for the first time, took their first steps and started school. It was also where we started our first business and worked hard to build a life together. This home has been with us through every happy milestone and every challenge, and it has always been a place where we felt safe and supported.

Last year, we decided to renovate the entire home to make it even more comfortable for our family. I still remember how excited I was choosing the kitchen appliances and designing the bathrooms, while our children sat nearby painting their toys and building Lego. Looking back, those little moments are some of my favourite memories.

There's a line from a song that has always stayed with me: "Although it's windy and stormy outside, once we come home, we are healed." That's exactly how this home has always felt to us. No matter how busy or stressful the day was, coming home always brought a sense of calm, warmth and comfort.

Every corner of this house holds a memory. It has been filled with laughter, birthday celebrations, family dinners, quiet evenings and so much love.

As our family continues to grow, we've reached the stage where we need a larger property. It's not an easy decision to leave a home that has given us so much, but we're excited for another family to create their own beautiful memories here.

We truly hope the next owners will love this home as much as we have. More than anything, we hope it brings them the same warmth, happiness and sense of belonging that it has brought our family over the past 12 years.

Best wishes from Owners of 1/294 Oriel Road Heidelberg West 3081

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode **1/294 ORIEL ROAD, HEIDELBERG WEST, 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 &

Median sale price

Median price Property type Suburb

Period - From to Source

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
1/113 OUTHWAITE RD, HEIDELBERG WEST, VIC 3081	\$820,000	19/06/2026
4/185 ORIEL RD, HEIDELBERG WEST, VIC 3081	\$750,000	04/05/2026
5/409 WATERDALE RD, HEIDELBERG WEST, VIC 3081	\$750,000	21/03/2026

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: