

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 34 Berkeley Avenue, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,300,000 & \$1,380,000

Median sale price

Median price \$1,382,000 Property Type House Suburb Heidelberg

Period - From 01/10/2024 to 31/12/2024 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	5 Gloucester Dr HEIDELBERG 3084	\$1,320,000	12/10/2024
2	151 Beverley Rd ROSANNA 3084	\$1,350,000	19/08/2024
3	4 Jolliffe Cr ROSANNA 3084	\$1,350,000	27/08/2024

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: 21/01/2025 12:42

34 Berkeley Avenue, Heidelberg Vic 3084



3 2 2

Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,380,000
Median House Price
December quarter 2024: \$1,382,000

Comparable Properties



5 Gloucester Dr HEIDELBERG 3084 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 12/10/2024
Rooms: 4
Property Type: House (Res)
Land Size: 591 sqm approx



151 Beverley Rd ROSANNA 3084 (REI)

[Agent Comments](#)

3 2 4

Price: \$1,350,000
Method: Private Sale
Date: 19/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 808 sqm approx



4 Jolliffe Cr ROSANNA 3084 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,350,000
Method: Private Sale
Date: 27/08/2024
Rooms: 6
Property Type: House (Res)
Land Size: 711 sqm approx

Account - Jellis Craig | P: 03 94598111



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