

# 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

53 Berkeley Avenue, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,510,000

### Median sale price

Median price

\$1,470,000

Property Type

House

Suburb

Heidelberg

Period - From

01/04/2025

to

30/06/2025

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	73 Buckingham Dr HEIDELBERG 3084	\$1,487,500	13/05/2025
2	22 Olive Gr HEIDELBERG 3084	\$1,410,000	12/04/2025
3	3 Candlebark Ct HEIDELBERG 3084	\$1,480,000	20/02/2025

**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:

17/07/2025 20:31

53 Berkeley Avenue, Heidelberg Vic 3084

Thomas Bechelli

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**Indicative Selling Price**

\$1,510,000

**Median House Price**

June quarter 2025: \$1,470,000



5 2 2

**Property Type:** House

**Land Size:** 591m2 sqm approx

Agent Comments

## Comparable Properties



**73 Buckingham Dr HEIDELBERG 3084 (REI)**

Agent Comments

5 2 2

**Price:** \$1,487,500

**Method:** Sold Before Auction

**Date:** 13/05/2025

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



**22 Olive Gr HEIDELBERG 3084 (REI)**

Agent Comments

4 2 2

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** House (Res)

**Land Size:** 710 sqm approx



**3 Candlebark Ct HEIDELBERG 3084 (REI)**

Agent Comments

4 2 2

**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 20/02/2025

**Property Type:** House (Res)

**Land Size:** 464 sqm approx

**Account -** Jellis Craig | P: 03 9459 8111



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