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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,480,000	Pro	perty Type	House		Suburb	Heidelberg
Period - From	01/01/2025	to	31/03/2025		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

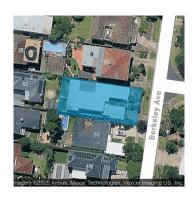
Add	dress of comparable property	Price	Date of sale
1	73 Buckingham Dr HEIDELBERG 3084	\$1,487,500	13/05/2025
2	22 Olive Gr HEIDELBERG 3084	\$1,410,000	12/04/2025
3	3 Candlebark Ct HEIDELBERG 3084	\$1,480,000	20/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/06/2025 11:34





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Property Type: House

Land Size: 591m2 sqm approx

Agent Comments

Thomas Bechelli 9459 8111 0413 181 461 thomasbechelli@jelliscraig.com.au

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price

March quarter 2025: \$1,480,000

Comparable Properties



73 Buckingham Dr HEIDELBERG 3084 (REI)

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2



2

Price: \$1,487,500

Method: Sold Before Auction

Date: 13/05/2025

Property Type: House (Res) **Land Size:** 647 sqm approx

Agent Comments



22 Olive Gr HEIDELBERG 3084 (REI)

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Agent Comments

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)

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2

Price: \$1,480,000 Method: Private Sale Date: 20/02/2025

Property Type: House (Res) **Land Size:** 464 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9459 8111



