

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

Median sale price

Median price

\$1,480,000

Property 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	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:

26/06/2025 11:34

53 Berkeley Avenue, Heidelberg Vic 3084

Thomas Bechelli

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2025: \$1,480,000



 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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