

# 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

94 Buckingham Drive, Heidelberg Vic 3084

### Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

### Median sale price

Median price \$1,430,000

Property Type House

Suburb Heidelberg

Period - From 19/08/2024

to

18/08/2025

Source Property Data

### 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	21 Olive Gr HEIDELBERG 3084	\$1,745,000	26/07/2025
2	53 Berkeley Av HEIDELBERG 3084	\$1,678,000	19/07/2025
3	9 Berkeley Av HEIDELBERG 3084	\$1,773,000	29/03/2025

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:

19/08/2025 10:13

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**Indicative Selling Price**

\$1,680,000 - \$1,780,000

**Median House Price**

19/08/2024 - 18/08/2025: \$1,430,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 676 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$1,745,000

**Method:** Auction Sale

**Date:** 26/07/2025

**Property Type:** House (Res)

**Land Size:** 592 sqm approx



**53 Berkeley Av HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$1,678,000

**Method:** Auction Sale

**Date:** 19/07/2025

**Property Type:** House

**Land Size:** 591 sqm approx



**9 Berkeley Av HEIDELBERG 3084 (REI/VG)**

Agent Comments



**Price:** \$1,773,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** House (Res)

**Land Size:** 591 sqm approx

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996