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

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

94 Buckingham Drive, Heidelberg Vic 3084

JellisCraig

Josh Saunders
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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



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 676 sqm approx

Agent Comments

Comparable Properties



21 Olive Gr HEIDELBERG 3084 (REI)

4 2 4

Price: $1,745,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



53 Berkeley Av HEIDELBERG 3084 (REI)

5 2 2

Price: $1,678,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House
Land Size: 591 sqm approx

Agent Comments



9 Berkeley Av HEIDELBERG 3084 (REI/VG)

4 2 2

Price: $1,773,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments

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