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	57 Buckingham Drive, Heidelberg Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,483,750 Property Type House Suburb Heidelberg

Period - From 01/01/2025 to 31/12/2025 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	14 Castleton Rd VIEWBANK 3084	$1,261,000	08/11/2025
2	3 Everglade Ct VIEWBANK 3084	$1,240,000	08/11/2025
3	27 Falcon Rd MACLEOD 3085	$1,305,000	04/10/2025

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: 03/02/2026 11:54

57 Buckingham Drive, Heidelberg Vic 3084

Nelson Alexander



3 2 2

Property Type: House
Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending December 2025: $1,483,750

Comparable Properties



14 Castleton Rd VIEWBANK 3084 (VG)

4 - -

Price: $1,261,000
Method: Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments



3 Everglade Ct VIEWBANK 3084 (REI)

4 2 2

Price: $1,240,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments



27 Falcon Rd MACLEOD 3085 (REI/VG)

3 1 2

Price: $1,305,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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