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	95 Buckingham Drive, Heidelberg Vic 3084

Indicative selling price

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

Single price $1,265,000

Median sale price

Median price $1,505,000 Property Type House Suburb Heidelberg

Period - From 01/04/2025 to 31/03/2026 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 Mcauley Dr ROSANNA 3084	$1,240,000	22/05/2026
2	3 Eton Ct HEIDELBERG 3084	$1,265,500	23/05/2026
3	48 Grove Rd ROSANNA 3084	$1,270,000	15/05/2026

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: 25/05/2026 11:50

95 Buckingham Drive, Heidelberg Vic 3084

Brett Greig
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3 1 2

Property Type: House
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,265,000
Median House Price
Year ending March 2026: $1,505,000

Comparable Properties



14 Mcauley Dr ROSANNA 3084 (REI)

3 2 2

Price: $1,240,000
Method: Sold Before Auction
Date: 22/05/2026
Property Type: House
Land Size: 651 sqm approx

Agent Comments

3 Eton Ct HEIDELBERG 3084 (REI)

3 2 2

Price: $1,265,500
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)

Agent Comments



48 Grove Rd ROSANNA 3084 (REI)

3 2 1

Price: $1,270,000
Method: Private Sale
Date: 15/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

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