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	114 Buckingham Drive, Heidelberg Vic 3084

Indicative selling price

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

Range between $1,500,000 & $1,650,000

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	28 Hodgson St HEIDELBERG 3084	$1,680,000	09/04/2025
2	34 St Andrews Av ROSANNA 3084	$1,553,000	30/01/2025
3	20 Alfreda Av ROSANNA 3084	$1,610,000	16/01/2025

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: 07/05/2025 10:14

114 Buckingham Drive, Heidelberg Vic 3084

Nelson Alexander

Nick Smith
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0425 755 238
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4 2 0

Rooms: 5
Property Type: House (Res)
Land Size: 1078 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
March quarter 2025: $1,480,000

Comparable Properties



28 Hodgson St HEIDELBERG 3084 (REI)

4 2 4

Price: $1,680,000
Method: Private Sale
Date: 09/04/2025
Rooms: 7
Property Type: House (Res)
Land Size: 953 sqm approx

Agent Comments

34 St Andrews Av ROSANNA 3084 (REI/VG)

3 1 2

Price: $1,553,000
Method: Private Sale
Date: 30/01/2025
Rooms: 6
Property Type: House (Res)
Land Size: 1056 sqm approx

Agent Comments



20 Alfreda Av ROSANNA 3084 (REI/VG)

3 1 1

Price: $1,610,000
Method: Private Sale
Date: 16/01/2025
Rooms: 6
Property Type: House (Res)
Land Size: 964 sqm approx

Agent Comments

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