

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,512,500

Property Type

House

Suburb

Heidelberg

Period - From

01/01/2026

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	63 Banyule Rd ROSANNA 3084	\$1,337,000	21/02/2026
2	1 Ferrier Ct ROSANNA 3084	\$1,460,000	11/04/2026
3	31 Beverley Rd HEIDELBERG 3084	\$1,470,000	09/12/2025

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:

14/04/2026 19:33

95 Buckingham Drive, Heidelberg Vic 3084

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jellisraig.com.au



3 1 2

Property Type: House
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March quarter 2026: \$1,512,500

Comparable Properties



63 Banyule Rd ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$1,337,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



1 Ferrier Ct ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$1,460,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 601 sqm approx



31 Beverley Rd HEIDELBERG 3084 (REI)

Agent Comments

3 2 3

Price: \$1,470,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: House (Res)
Land Size: 929 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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