

# 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](http://consumer.vic.gov.au/underquoting)

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

### 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	106 Lyon Rd VIEWBANK 3084	\$1,220,000	28/02/2026
2	22 Lorraine Pde VIEWBANK 3084	\$1,260,000	13/03/2026
3	34 Falcon Rd MACLEOD 3085	\$1,300,000	17/02/2026

**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: 04/05/2026 09:31



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

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending March 2026: \$1,505,000

## Comparable Properties



**106 Lyon Rd VIEWBANK 3084 (REI)**

[Agent Comments](#)

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**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx



**22 Lorraine Pde VIEWBANK 3084 (REI)**

[Agent Comments](#)

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**Price:** \$1,260,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2026  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**34 Falcon Rd MACLEOD 3085 (REI)**

[Agent Comments](#)

 3  1  4

**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 17/02/2026  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx