

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

Lot 60/72-84 Upper Heidelberg Rd, Ivanhoe

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$390,000

Median sale price

Median price

\$730,000

Property type

Unit

Suburb

Ivanhoe

Period - From

June 2024

to

June 2025

Source

REIV

Comparable property sales

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) 203/264 Waterdale Road, Ivanhoe, Vic 3079	\$490,000	1 Jul 2025
2) g01/58 Myrtle Street, Ivanhoe, Vic 3079	\$611,000	27 May 2025
3) 303/45 Linden Avenue, Ivanhoe, Vic 3079	\$705,000	15 May 2025

This Statement of Information was prepared on:

25 July 2025