Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

977 Heidelberg Road, Ivanhoe Vic 3079
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Indicative selling price

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

Range between	\$2.000.000	&	\$2,200,000
	+-,,		+-,,,

Median sale price

Median price	\$2,170,000	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	87 Locksley Rd IVANHOE 3079	\$2,300,000	09/05/2025
2	9 Rose St IVANHOE 3079	\$2,025,000	15/04/2025
3	14 Thoresby Gr IVANHOE 3079	\$2,190,000	07/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/07/2025 13:51
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Property Type: House Land Size: 963 sqm approx

Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 **Median House Price** June quarter 2025: \$2,170,000

Comparable Properties



87 Locksley Rd IVANHOE 3079 (REI)



2



Agent Comments

Price: \$2,300,000 Method: Private Sale Date: 09/05/2025 Property Type: House

Land Size: 1115 sqm approx



9 Rose St IVANHOE 3079 (REI/VG)





Agent Comments

Price: \$2,025,000 Method: Private Sale Date: 15/04/2025

Rooms: 5

Property Type: House (Res) Land Size: 797 sqm approx

14 Thoresby Gr IVANHOE 3079 (REI/VG)



Agent Comments

Price: \$2,190,000

Method: Sold Before Auction

Date: 07/03/2025

Property Type: House (Res) Land Size: 942 sqm approx

Account - VICPROP | P: 03 8888 1011





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