

# 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

204/1023 Heidelberg Road, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000

&

\$1,060,000

### Median sale price

Median price \$705,500

Property Type Unit

Suburb Ivanhoe

Period - From 23/06/2024

to

22/06/2025

Source

Property Data

### 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	102/23 Mills Blvd ALPHINGTON 3078	\$1,050,000	21/02/2025
2	305/10 Mills Blvd ALPHINGTON 3078	\$1,050,000	18/02/2025
3	201/17 Rex Av ALPHINGTON 3078	\$1,005,000	29/01/2025

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:

23/06/2025 12:07



3   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$990,000 - \$1,060,000

**Median Unit Price**

23/06/2024 - 22/06/2025: \$705,500

## Comparable Properties



**102/23 Mills Blvd ALPHINGTON 3078 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 21/02/2025

**Property Type:** Apartment



**305/10 Mills Blvd ALPHINGTON 3078 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 18/02/2025

**Property Type:** Townhouse (Single)



**201/17 Rex Av ALPHINGTON 3078 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,005,000

**Method:** Private Sale

**Date:** 29/01/2025

**Rooms:** 4

**Property Type:** Apartment

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133