

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

1/382 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$809,500

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

11/02/2025

to

10/02/2026

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 | 3/3 Mervyn Cr IVANHOE 3079 | \$1,785,000 | 12/12/2025 |
| 2 | 62 Forster St IVANHOE 3079 | \$1,715,000 | 05/12/2025 |
| 3 | 52 Edwin St IVANHOE 3079 | \$1,659,000 | 10/10/2025 |

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:

11/02/2026 15:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,750,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$809,500

Comparable Properties



3/3 Mervyn Cr IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,785,000
Method: Private Sale
Date: 12/12/2025
Rooms: 6
Property Type: Townhouse (Res)



62 Forster St IVANHOE 3079 (VG)

Agent Comments



Price: \$1,715,000
Method: Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 228 sqm approx

52 Edwin St IVANHOE 3079 (VG)

Agent Comments



Price: \$1,659,000
Method: Sale
Date: 10/10/2025
Property Type: House (Res)
Land Size: 176 sqm approx

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 4/382 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$1,825,000

Median sale price

Median price \$809,500 Property Type Townhouse Suburb Ivanhoe

Period - From 11/02/2025 to 10/02/2026 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 | 3/3 Mervyn Cr IVANHOE 3079 | \$1,785,000 | 12/12/2025 |
| 2 | 62 Forster St IVANHOE 3079 | \$1,715,000 | 05/12/2025 |
| 3 | 5 Young St IVANHOE 3079 | \$1,842,500 | 26/11/2025 |

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: 11/02/2026 15:25



Property Type:
Agent Comments

Indicative Selling Price
\$1,825,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$809,500

Comparable Properties



3/3 Mervyn Cr IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,785,000
Method: Private Sale
Date: 12/12/2025
Rooms: 6
Property Type: Townhouse (Res)



62 Forster St IVANHOE 3079 (VG)

Agent Comments



Price: \$1,715,000
Method: Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 228 sqm approx



5 Young St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,842,500
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)
Land Size: 291 sqm approx

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

7/382 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$809,500

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

11/02/2025

to

10/02/2026

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 | 3/3 Mervyn Cr IVANHOE 3079 | \$1,785,000 | 12/12/2025 |
| 2 | 62 Forster St IVANHOE 3079 | \$1,715,000 | 05/12/2025 |
| 3 | 52 Edwin St IVANHOE 3079 | \$1,659,000 | 10/10/2025 |

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:

11/02/2026 15:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$809,500

Comparable Properties



3/3 Mervyn Cr IVANHOE 3079 (REI/VG)

Agent Comments

4 3 2

Price: \$1,785,000
Method: Private Sale
Date: 12/12/2025
Rooms: 6
Property Type: Townhouse (Res)



62 Forster St IVANHOE 3079 (VG)

Agent Comments

4 - -

Price: \$1,715,000
Method: Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 228 sqm approx

52 Edwin St IVANHOE 3079 (VG)

Agent Comments

3 - -

Price: \$1,659,000
Method: Sale
Date: 10/10/2025
Property Type: House (Res)
Land Size: 176 sqm approx

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



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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 9/382 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$1,875,000

Median sale price

Median price \$809,500

Property Type Townhouse

Suburb Ivanhoe

Period - From 11/02/2025

to 10/02/2026

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 | 30 Flora Gr IVANHOE EAST 3079 | \$1,922,000 | 06/12/2025 |
| 2 | 5 Young St IVANHOE 3079 | \$1,842,500 | 26/11/2025 |
| 3 | 1/46 St Elmo Rd IVANHOE 3079 | \$1,950,000 | 25/11/2025 |

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:

11/02/2026 15:29



Property Type:
Agent Comments

Indicative Selling Price
\$1,875,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$809,500

Comparable Properties



30 Flora Gr IVANHOE EAST 3079 (REI/VG)

[Agent Comments](#)



Price: \$1,922,000
Method: Auction Sale
Date: 06/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 368 sqm approx



5 Young St IVANHOE 3079 (REI/VG)

[Agent Comments](#)



Price: \$1,842,500
Method: Sold Before Auction
Date: 26/11/2025
Property Type: House (Res)
Land Size: 291 sqm approx



1/46 St Elmo Rd IVANHOE 3079 (REI/VG)

[Agent Comments](#)



Price: \$1,950,000
Method: Private Sale
Date: 25/11/2025
Property Type: Townhouse (Single)

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

14/382 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,900,000

Median sale price

Median price

\$809,500

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

11/02/2025

to

10/02/2026

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 | 7A Alandale Rd EAGLEMONT 3084 | \$1,899,000 | 16/12/2025 |
| 2 | 30 Flora Gr IVANHOE EAST 3079 | \$1,922,000 | 06/12/2025 |
| 3 | 1/46 St Elmo Rd IVANHOE 3079 | \$1,950,000 | 25/11/2025 |

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:

11/02/2026 15:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$809,500

Comparable Properties



7A Alandale Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$1,899,000
Method: Private Sale
Date: 16/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 479 sqm approx



30 Flora Gr IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$1,922,000
Method: Auction Sale
Date: 06/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 368 sqm approx



1/46 St Elmo Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 25/11/2025
Property Type: Townhouse (Single)

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 16/382 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$1,925,000

Median sale price

Median price \$809,500

Property Type Townhouse

Suburb Ivanhoe

Period - From 11/02/2025

to 10/02/2026

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 | 7A Alandale Rd EAGLEMONT 3084 | \$1,899,000 | 16/12/2025 |
| 2 | 30 Flora Gr IVANHOE EAST 3079 | \$1,922,000 | 06/12/2025 |
| 3 | 1/46 St Elmo Rd IVANHOE 3079 | \$1,950,000 | 25/11/2025 |

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:

11/02/2026 15:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,925,000
Median Townhouse Price
11/02/2025 - 10/02/2026: \$809,500

Comparable Properties



7A Alandale Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$1,899,000
Method: Private Sale
Date: 16/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 479 sqm approx



30 Flora Gr IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$1,922,000
Method: Auction Sale
Date: 06/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 368 sqm approx



1/46 St Elmo Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 25/11/2025
Property Type: Townhouse (Single)