

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

286 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,355,000

Property Type House

Suburb Ivanhoe East

Period - From 01/07/2024

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	Price	Date of sale
1	86 Studley Rd EAGLEMONT 3084	\$1,961,000	19/05/2025
2	9 Rose St IVANHOE 3079	\$2,025,000	15/04/2025
3			

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:

30/07/2025 12:03



Property Type:
Agent Comments

Comparable Properties



86 Studley Rd EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$1,961,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: House (Res)
Land Size: 663 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

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.