

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

13/1007 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$705,750

Property Type

Unit

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	Price	Date of sale
1	4/14 Wynstay Cr IVANHOE 3079	\$817,000	07/06/2025
2	601/1 Westley Av IVANHOE 3079	\$796,000	06/05/2025
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:

17/07/2025 14:18

13/1007 Heidelberg Road, Ivanhoe Vic 3079

Greg Taylor  
9459 8111  
0409 090 611  
gregtaylor@jellisrcraig.com.au



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1252 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$830,000  
**Median Unit Price**  
June quarter 2025: \$705,750

## Comparable Properties



**4/14 Wynstay Cr IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$817,000  
**Method:** Auction Sale  
**Date:** 07/06/2025  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**601/1 Westley Av IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$796,000  
**Method:** Private Sale  
**Date:** 06/05/2025  
**Property Type:** Apartment

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.

**Account - Jellis Craig | P: 03 9459 8111**



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particular representation to market activity selling agent ir

1a constitute  
g1 vided as a guide  
3C : acted as the  
22/07/2025 22/07/2025 17/07/2025