Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	24-26 Lower Heidelberg Road, Ivanhoe, 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
1 Bedroom 1 Bathroom	$509,000	Or range between			
3 Bedroom 2 Bathroom	$975,000	Or range between			

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$839,000	Suburb	Ivanhoe

Period - From	Wed Apr 01 2026 03:00:00 GMT+1100 (Australian Eastern Daylight Time)	To	Mon Jun 01 2026 02:00:00 GMT+1000 (Australian Eastern Standard Time)	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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

This Statement of Information was prepared on:	05/11/2026