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

302/105 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$645,000		&		\$705,000)		
Median sale p	rice							
Median price	\$728,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/15 Carn Av IVANHOE 3079	\$726,000	19/06/2025
2	4/3 Rotherwood Rd IVANHOE EAST 3079	\$663,000	30/05/2025
3	2/198 Lower Heidelberg Rd IVANHOE EAST 3079	\$737,000	09/04/2025

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:

07/07/2025 16:11

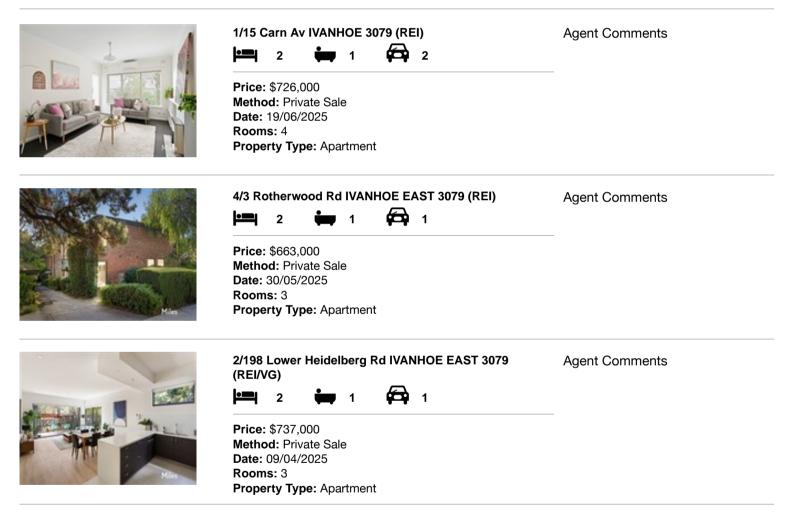






Property Type: Agent Comments Indicative Selling Price \$645,000 - \$705,000 Median Unit Price Year ending June 2025: \$728,000

Comparable Properties



Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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