

# 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

G04/208 Lower Heidelberg Road, Ivanhoe East Vic 3079

### Indicative selling price

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

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,245,000 Property Type Unit Suburb Ivanhoe East

Period - From 01/04/2024 to 31/03/2025 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	2/4-6 Noel St IVANHOE 3079	\$1,015,000	24/05/2025
2	2/6-8 Green St IVANHOE 3079	\$967,000	15/05/2025
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: 29/05/2025 11:50



Property Type:  
Agent Comments

## Comparable Properties



2/4-6 Noel St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,015,000  
Method: Auction Sale  
Date: 24/05/2025  
Property Type: Villa



2/6-8 Green St IVANHOE 3079 (REI)

Agent Comments



Price: \$967,000  
Method: Sold Before Auction  
Date: 15/05/2025  
Rooms: 5  
Property Type: Unit

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.