Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	105/105 Upper Heidelberg Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Single price \$599,000

Median sale price

Median price	\$715,000	Pro	perty Type	Unit		Suburb	Ivanhoe
Period - From	01/10/2024	to	30/09/2025		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

7,01	aress of comparable property	1 1100	Date of Sale
1	2/132 Marshall St IVANHOE 3079	\$605,000	06/09/2025
2	8/212 Waterdale Rd IVANHOE 3079	\$600,000	04/08/2025
3	3/105 Locksley Rd IVANHOE 3079	\$605,000	28/06/2025

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:	18/11/2025 19:03



Date of sale

JellisCraig





Property Type: Agent Comments

Indicative Selling Price \$599,000 **Median Unit Price** Year ending September 2025: \$715,000

Comparable Properties



2/132 Marshall St IVANHOE 3079 (VG)

Price: \$605,000 Method: Sale Date: 06/09/2025

Property Type: Strata Unit/Flat

Agent Comments

8/212 Waterdale Rd IVANHOE 3079 (VG)

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Agent Comments

Price: \$600,000 Method: Sale Date: 04/08/2025

Property Type: Flat/Unit/Apartment (Res)

3/105 Locksley Rd IVANHOE 3079 (REI/VG)





Price: \$605,000 Method: Auction Sale Date: 28/06/2025

Property Type: Apartment

Agent Comments

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





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