

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

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