

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

212/72-84 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

Indicative selling price

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

Single Price

\$287,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

106/1 EDEN STREET HEIDELBERG HEIGHTS VIC 3081	\$315,500	30-Jun-25
12/83 YARRA STREET HEIDELBERG VIC 3084	\$310,000	23-Jun-25
2/40 YARRALEA STREET ALPHINGTON VIC 3078	\$305,000	21-May-25

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 6 months.~~

This Statement of Information was prepared on: 17 July 2025

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106/1 EDEN STREET HEIDELBERG HEIGHTS VIC 3081

Sold Price

^{RS} **\$315,500** Sold Date **30-Jun-25**

 1  1  1

Distance **2.16km**



12/83 YARRA STREET HEIDELBERG VIC 3084

Sold Price

^{RS} **\$310,000** Sold Date **23-Jun-25**

 1  1  1

Distance **2.16km**



2/40 YARRALEA STREET ALPHINGTON VIC 3078

Sold Price

^{RS} **\$305,000** Sold Date **21-May-25**

 1  1  1

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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