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

	272 Lower Heidelberg Road, Ivanhoe East Vic 3079
Including suburb and	_
postcode	

Indicative selling price

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

Range between \$3,500,000 & \$3,700,000	Range between	\$3,500,000	&	\$3,700,000
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Median sale price

Median price	\$2,430,000	Pro	perty Type	House		Suburb	Ivanhoe East
Period - From	01/01/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	101a The Eyrie EAGLEMONT 3084	\$3,550,000	21/02/2025
2	19 Wilfred Rd IVANHOE EAST 3079	\$3,725,000	31/10/2024
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:	17/03/2025 14:09



Date of sale











Property Type: House Land Size: 1600 sqm approx

Agent Comments

Indicative Selling Price \$3,500,000 - \$3,700,000 **Median House Price**

Year ending December 2024: \$2,430,000

Comparable Properties



101a The Eyrie EAGLEMONT 3084 (REI)





Price: \$3,550,000 Method: Private Sale Date: 21/02/2025

Rooms: 8

Property Type: House (Res) Land Size: 1273 sqm approx **Agent Comments**

19 Wilfred Rd IVANHOE EAST 3079 (REI)







Agent Comments

Price: \$3,725,000 Method: Private Sale Date: 31/10/2024 Property Type: House

Land Size: 1000 sqm approx

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 9499 7992 | F: 03 9499 7996





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