

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

272 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$3,500,000

&

\$3,700,000

Median sale price

Median price \$2,430,000

Property 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 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	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



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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)

Agent Comments

4 3 3

Price: \$3,550,000
Method: Private Sale
Date: 21/02/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1273 sqm approx



19 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments

5 3 2

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.