

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

302/105 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$645,000

&

\$705,000

Median sale price

Median price \$728,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/07/2024

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	1/15 Cam Av IVANHOE 3079	\$726,000	19/06/2025
2	4/3 Rotherwood Rd IVANHOE EAST 3079	\$663,000	30/05/2025
3	2/198 Lower Heidelberg Rd IVANHOE EAST 3079	\$737,000	09/04/2025

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:

07/07/2025 16:11



Property Type:
Agent Comments

Indicative Selling Price
\$645,000 - \$705,000
Median Unit Price
Year ending June 2025: \$728,000

Comparable Properties



1/15 Carn Av IVANHOE 3079 (REI)

Agent Comments



Price: \$726,000
Method: Private Sale
Date: 19/06/2025
Rooms: 4
Property Type: Apartment



4/3 Rotherwood Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$663,000
Method: Private Sale
Date: 30/05/2025
Rooms: 3
Property Type: Apartment



2/198 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$737,000
Method: Private Sale
Date: 09/04/2025
Rooms: 3
Property Type: Apartment