

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

318 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$3,950,000

&

\$4,150,000

Median sale price

Median price \$2,170,000

Property Type House

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	41 Hawdon St EAGLEMONT 3084	\$4,500,000	23/08/2025
2	8 Belmont Rd IVANHOE 3079	\$4,065,000	07/08/2025
3	5 Eagle Ct EAGLEMONT 3084	\$4,300,000	17/04/2025

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:

02/09/2025 14:39



Rooms: 10
Property Type: House (Res)
Land Size: 1150 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,950,000 - \$4,150,000
Median House Price
June quarter 2025: \$2,170,000

Comparable Properties



41 Hawdon St EAGLEMONT 3084 (REI)

[Agent Comments](#)



Price: \$4,500,000
Method: Private Sale
Date: 23/08/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1082 sqm approx



8 Belmont Rd IVANHOE 3079 (REI)

[Agent Comments](#)



Price: \$4,065,000
Method: Private Sale
Date: 07/08/2025
Property Type: House
Land Size: 1037 sqm approx



5 Eagle Ct EAGLEMONT 3084 (REI/VG)

[Agent Comments](#)



Price: \$4,300,000
Method: Private Sale
Date: 17/04/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1128 sqm approx

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