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	318 Upper Heidelberg Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,950,000	&	\$4,150,000
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Median sale price

Median price	\$2,170,000	Pro	perty 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.

Ad	dress 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



JellisCraig





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

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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