

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

332 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,950,000

Median sale price

Median price

\$2,075,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/07/2025

to

30/06/2026

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	35 Cape St EAGLEMONT 3084	\$1,955,000	19/02/2026
2			
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:

13/07/2026 11:09

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Indicative Selling Price

\$1,950,000

Median House Price

Year ending June 2026: \$2,075,000



Property Type: Land
Land Size: 1064 sqm approx
Agent Comments

Comparable Properties



35 Cape St EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$1,955,000
Method: Private Sale
Date: 19/02/2026
Rooms: 7
Property Type: House (Res)
Land Size: 1286 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.