

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

417 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$2,099,000

Median sale price

Median price

\$1,820,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/04/2024

to

31/03/2025

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	93 Valentine St IVANHOE 3079	\$1,620,000	29/04/2025
2	196 Cape St HEIDELBERG 3084	\$2,035,000	22/02/2025
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:

06/05/2025 13:18



 5  2  2

Property Type: House
Land Size: 1006 sqm approx
Agent Comments

Indicative Selling Price
\$2,099,000
Median House Price
Year ending March 2025: \$1,820,000

Comparable Properties



93 Valentine St IVANHOE 3079 (REI)

Agent Comments

 3  1  2

Price: \$1,620,000
Method: Private Sale
Date: 29/04/2025
Property Type: House (Res)
Land Size: 700 sqm approx



196 Cape St HEIDELBERG 3084 (REI)

Agent Comments

 4  2  2

Price: \$2,035,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 1085 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.