

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

8/91 Lower Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$733,500

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/01/2024

to

31/12/2024

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	4/2 Salisbury Av IVANHOE 3079	\$379,000	14/03/2025
2	5/101 Lower Heidelberg Rd IVANHOE 3079	\$397,500	17/02/2025
3	4/59-61 Green St IVANHOE 3079	\$391,000	18/11/2024

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:

31/03/2025 22:00



1 1 0

Property Type: Apartment
Land Size: 51 sqm approx
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
Year ending December 2024: \$733,500

Comparable Properties



4/2 Salisbury Av IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$379,000
Method: Private Sale
Date: 14/03/2025
Rooms: 2
Property Type: Apartment



5/101 Lower Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$397,500
Method: Sold Before Auction
Date: 17/02/2025
Property Type: Apartment



4/59-61 Green St IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$391,000
Method: Private Sale
Date: 18/11/2024
Property Type: Apartment