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	8/17 Cedric Street, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $1,010,000 Property Type Unit Suburb Ivanhoe East

Period - From 10/02/2025 to 09/02/2026 Source Property Data

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	3/170 Lower Heidelberg Rd IVANHOE EAST 3079	$1,400,000	25/10/2025
2	5/45 Locksley Rd IVANHOE 3079	$1,385,000	20/09/2025
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: 10/02/2026 10:47

8/17 Cedric Street, Ivanhoe East Vic 3079

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,395,000
Median Unit Price
10/02/2025 - 09/02/2026: $1,010,000

Comparable Properties



3/170 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

3 2 2

Price: $1,400,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)

Agent Comments



5/45 Locksley Rd IVANHOE 3079 (REI)

3 2 1

Price: $1,385,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments

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.

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