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: G06/1023 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $582,500 Property Type Unit Suburb Ivanhoe

Period - From 05/02/2025 to 04/02/2026 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	204/979 Heidelberg Rd IVANHOE 3079	$666,000	20/10/2025
2	6/62 Station St FAIRFIELD 3078	$639,500	14/10/2025
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: 05/02/2026 16:01

G06/1023 Heidelberg Road, Ivanhoe Vic 3079

JellisCraig

Stiven Mrkela
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
05/02/2025 - 04/02/2026: $582,500

Comparable Properties



204/979 Heidelberg Rd IVANHOE 3079 (REI)

2 2 1

Price: $666,000
Method: Private Sale
Date: 20/10/2025
Property Type: Apartment

Agent Comments



6/62 Station St FAIRFIELD 3078 (REI/VG)

2 2 1

Price: $639,500
Method: Private Sale
Date: 14/10/2025
Property Type: Apartment

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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