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: 204/985 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price: $780,000

Median sale price

Median price: $725,000 Property Type: Unit Suburb: Ivanhoe

Period - From: 01/01/2026 to: 31/03/2026 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	507/1 Westley Av IVANHOE 3079	$780,000	04/05/2026
2	201/208 Lower Heidelberg Rd IVANHOE EAST 3079	$785,000	07/04/2026
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: 14/05/2026 09:38

204/985 Heidelberg Road, Ivanhoe Vic 3079

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2 2 1

Property Type: Apartment
Land Size: 120 sqm approx

Agent Comments

Indicative Selling Price
$780,000
Median Unit Price
March quarter 2026: $725,000

Comparable Properties



507/1 Westley Av IVANHOE 3079 (REI)

2 2 1

Price: $780,000
Method: Private Sale
Date: 04/05/2026
Property Type: Apartment

Agent Comments



201/208 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

2 2 2

Price: $785,000
Method: Private Sale
Date: 07/04/2026
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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