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	164 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $2,749,000

Median sale price

Median price $2,380,000 Property Type House Suburb Ivanhoe East

Period - From 01/04/2025 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	43 Thoresby Gr IVANHOE 3079	$2,800,000	20/04/2026
2	30 Gilbert Rd IVANHOE 3079	$2,715,000	27/03/2026
3	31 Hawdon St EAGLEMONT 3084	$2,700,000	18/03/2026

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: 09/06/2026 18:10

164 Lower Heidelberg Road, Ivanhoe East Vic 3079

JellisCraig



4 2 2

Property Type: House
Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price
$2,749,000
Median House Price
Year ending March 2026: $2,380,000

Comparable Properties



43 Thoresby Gr IVANHOE 3079 (REI/VG)

4 3 2

Price: $2,800,000
Method: Private Sale
Date: 20/04/2026
Property Type: House
Land Size: 604 sqm approx

Agent Comments



30 Gilbert Rd IVANHOE 3079 (REI)

4 2 2

Price: $2,715,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 816 sqm approx

Agent Comments



31 Hawdon St EAGLEMONT 3084 (REI/VG)

4 2 2

Price: $2,700,000
Method: Private Sale
Date: 18/03/2026
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

REIV THE DIFFERENCE | propertydata.com.au

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