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	4/328 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $911,500 Property Type Townhouse Suburb Ivanhoe

Period - From 16/06/2025 to 15/06/2026 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	193A Banksia St IVANHOE 3079	$1,100,000	01/04/2026
2	3/29 St Hellier St HEIDELBERG HEIGHTS 3081	$1,000,000	25/03/2026
3	1/117 Beatty St IVANHOE 3079	$1,100,000	17/03/2026

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: 16/06/2026 11:56

4/328 Upper Heidelberg Road, Ivanhoe Vic 3079

Nelson Alexander



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
16/06/2025 - 15/06/2026: $911,500

Comparable Properties



193A Banksia St IVANHOE 3079 (REI/VG)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 01/04/2026
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

Agent Comments



3/29 St Hellier St HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 2

Price: $1,000,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Townhouse (Res)
Land Size: 180 sqm approx

Agent Comments



1/117 Beatty St IVANHOE 3079 (REI/VG)

3 2 1

Price: $1,100,000
Method: Private Sale
Date: 17/03/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

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