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	3/326 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $640,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2025 to 31/03/2025 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	4/16 Linden Av IVANHOE 3079	$745,000	26/05/2025
2	1/5-7 Livingstone St IVANHOE 3079	$760,000	21/05/2025
3	4/96 St Elmo Rd IVANHOE 3079	$716,500	19/04/2025

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: 02/06/2025 17:42

3/326 Upper Heidelberg Road, Ivanhoe Vic 3079

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2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
March quarter 2025: $640,000

Comparable Properties



4/16 Linden Av IVANHOE 3079 (REI)

2 1 1

Price: $745,000
Method: Private Sale
Date: 26/05/2025
Property Type: Villa

Agent Comments



1/5-7 Livingstone St IVANHOE 3079 (REI)

2 1 1

Price: $760,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: Villa

Agent Comments



4/96 St Elmo Rd IVANHOE 3079 (REI)

2 1 1

Price: $716,500
Method: Private Sale
Date: 19/04/2025
Property Type: Townhouse (Single)
Land Size: 83 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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