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	318 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $3,950,000 & $4,150,000

Median sale price

Median price $2,170,000 Property Type House Suburb Ivanhoe

Period - From 01/04/2025 to 30/06/2025 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	41 Hawdon St EAGLEMONT 3084	$4,500,000	23/08/2025
2	8 Belmont Rd IVANHOE 3079	$4,065,000	07/08/2025
3	5 Eagle Ct EAGLEMONT 3084	$4,300,000	17/04/2025

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: 02/09/2025 14:39

318 Upper Heidelberg Road, Ivanhoe Vic 3079

JellisCraig



4

Rooms: 10
Property Type: House (Res)
Land Size: 1150 sqm approx

Agent Comments

Indicative Selling Price
$3,950,000 - $4,150,000
Median House Price
June quarter 2025: $2,170,000

Comparable Properties



41 Hawdon St EAGLEMONT 3084 (REI)

4 5 4

Price: $4,500,000
Method: Private Sale
Date: 23/08/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1082 sqm approx

Agent Comments



8 Belmont Rd IVANHOE 3079 (REI)

4 3 4

Price: $4,065,000
Method: Private Sale
Date: 07/08/2025
Property Type: House
Land Size: 1037 sqm approx

Agent Comments



5 Eagle Ct EAGLEMONT 3084 (REI/VG)

5 3 4

Price: $4,300,000
Method: Private Sale
Date: 17/04/2025
Rooms: 8
Property Type: House (Res)
Land Size: 1128 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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