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	297 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,355,000 Property Type House Suburb Ivanhoe East

Period - From 01/10/2024 to 30/09/2025 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	47 Maltravers Rd IVANHOE EAST 3079	$1,860,000	08/11/2025
2	151 Locksley Rd EAGLEMONT 3084	$1,781,000	25/08/2025
3	161 Waterdale Rd IVANHOE 3079	$1,810,000	20/08/2025

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: 24/11/2025 15:02

297 Lower Heidelberg Road, Ivanhoe East Vic 3079

Nelson Alexander

Liz Walker
9490 2900
0412 659 140
lwalker@nelsonalexander.com.au



Property Type: House
Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending September 2025: $2,355,000

Comparable Properties



47 Maltravers Rd IVANHOE EAST 3079 (REI)

3 2 2

Price: $1,860,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments



151 Locksley Rd EAGLEMONT 3084 (REI)

3 1 2

Price: $1,781,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 440 sqm approx

Agent Comments



161 Waterdale Rd IVANHOE 3079 (REI)

4 3 2

Price: $1,810,000
Method: Private Sale
Date: 20/08/2025
Rooms: 10
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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