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	4/311 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $715,000 Property Type Unit Suburb Ivanhoe

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	2/219 Waterdale Rd IVANHOE 3079	$885,000	26/08/2025
2	4/9 Ashby Gr IVANHOE 3079	$900,000	14/08/2025
3	1/48 Locksley Rd IVANHOE 3079	$893,000	09/08/2025

OR

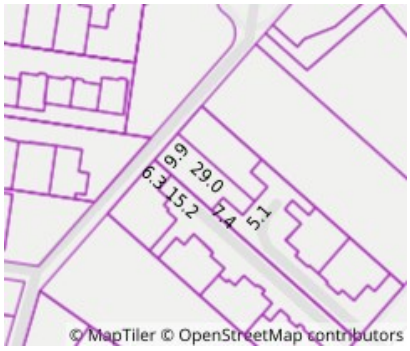
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 24/11/2025 14:58

4/311 Upper Heidelberg Road, Ivanhoe Vic 3079

Nelson Alexander

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Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending September 2025: $715,000

Comparable Properties



2/219 Waterdale Rd IVANHOE 3079 (REI/VG)

2 | 1 | 2

Price: $885,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit

Agent Comments



4/9 Ashby Gr IVANHOE 3079 (REI/VG)

2 | 1 | 1

Price: $900,000
Method: Auction Sale
Date: 14/08/2025
Rooms: 3
Property Type: Unit

Agent Comments



1/48 Locksley Rd IVANHOE 3079 (REI/VG)

2 | 1 | 2

Price: $893,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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