

# 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

1/6 Rocke Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000

&

\$420,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Ivanhoe

Period - From 09/05/2024

to

08/05/2025

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 | 8/91 Lower Heidelberg Rd IVANHOE 3079  | \$384,000 | 19/04/2025   |
| 2 | 5/101 Lower Heidelberg Rd IVANHOE 3079 | \$397,500 | 17/02/2025   |
| 3 | 6/29 St Elmo Rd IVANHOE 3079           | \$446,000 | 01/02/2025   |

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:

09/05/2025 13:25

1/6 Rocke Street, Ivanhoe Vic 3079



1 1 1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median Unit Price**  
09/05/2024 - 08/05/2025: \$605,000

## Comparable Properties



**8/91 Lower Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**

1 1 -

**Price:** \$384,000  
**Method:** Private Sale  
**Date:** 19/04/2025  
**Property Type:** Apartment



**5/101 Lower Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**

1 1 1

**Price:** \$397,500  
**Method:** Sold Before Auction  
**Date:** 17/02/2025  
**Property Type:** Apartment



**6/29 St Elmo Rd IVANHOE 3079 (REI)**

**Agent Comments**

1 1 1

**Price:** \$446,000  
**Method:** Auction Sale  
**Date:** 01/02/2025  
**Property Type:** Unit

**Account -** Jellis Craig | P: 03 94598111



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