

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

10/360 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$838,500 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2026 to 30/06/2026 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	3/147 Locksley Rd EAGLEMONT 3084	\$837,500	14/08/2026
2	3/12 Ashby Gr EAGLEMONT 3084	\$780,000	06/07/2026
3	8/9 Kenilworth Pde IVANHOE 3079	\$800,000	23/05/2026

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:

01/09/2026 12:48



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Property Type: Unit
Land Size: 154 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
June quarter 2026: \$838,500

Comparable Properties



3/147 Locksley Rd EAGLEMONT 3084 (REI)

Agent Comments

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Price: \$837,500
Method: Private Sale
Date: 14/08/2026
Property Type: Unit
Land Size: 272 sqm approx



3/12 Ashby Gr EAGLEMONT 3084 (REI)

Agent Comments

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Price: \$780,000
Method: Private Sale
Date: 06/07/2026
Property Type: Unit



8/9 Kenilworth Pde IVANHOE 3079 (REI/VG)

Agent Comments

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Price: \$800,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit