

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

101/204-206 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$890,000 Property Type Unit Suburb Ivanhoe East

Period - From 01/01/2025 to 31/12/2025 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	1/173 The Boulevard IVANHOE EAST 3079	\$875,000	11/11/2025
2	g11/1 Wilfred Rd IVANHOE EAST 3079	\$860,000	08/10/2025
3	10/6 Wamba Rd IVANHOE EAST 3079	\$885,000	01/10/2025

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.~~

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Stefan Bontempelli
9499 7992
0413 014 844

StefanBontempelli@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

Year ending December 2025: \$890,000



Property Type: Apartment

Agent Comments

Comparable Properties

1/173 The Boulevard IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 11/11/2025

Property Type: Apartment



g11/1 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 08/10/2025

Rooms: 3

Property Type: Apartment

10/6 Wamba Rd IVANHOE EAST 3079 (VG)

Agent Comments



Price: \$885,000

Method: Sale

Date: 01/10/2025

Property Type: Flat/Unit/Apartment (Res)