

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

164 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,780,000 & \$3,050,000

Median sale price

Median price \$2,380,000 Property Type House Suburb Ivanhoe East

Period - From 01/04/2025 to 31/03/2026 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.

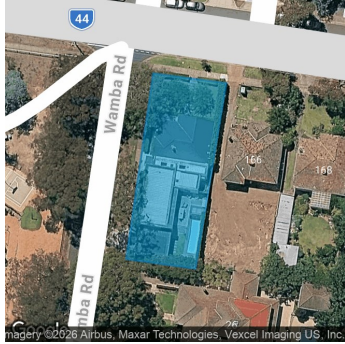
	Address of comparable property	Price	Date of sale
1	43 Thoresby Gr IVANHOE 3079	\$2,800,000	20/04/2026
2	2 Green St IVANHOE 3079	\$2,780,000	21/02/2026
3	14 King St IVANHOE EAST 3079	\$3,003,000	29/11/2025

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:

28/04/2026 18:03



 4  2  2

Property Type: House (Res)

Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price

\$2,780,000 - \$3,050,000

Median House Price

Year ending March 2026: \$2,380,000

Comparable Properties



43 Thoresby Gr IVANHOE 3079 (REI)

Agent Comments

 4  3  2

Price: \$2,800,000

Method: Private Sale

Date: 20/04/2026

Property Type: House

Land Size: 604 sqm approx



2 Green St IVANHOE 3079 (REI)

Agent Comments

 4  2  2

Price: \$2,780,000

Method: Auction Sale

Date: 21/02/2026

Rooms: 6

Property Type: House (Res)

Land Size: 700 sqm approx



14 King St IVANHOE EAST 3079 (REI/VG)

Agent Comments

 5  2  2

Price: \$3,003,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 904 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996