

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

3/105 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$550,000

&

\$599,000

Median sale price

Median price \$730,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2024

to 31/03/2025

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	6/74 Marshall St IVANHOE 3079	\$585,000	14/05/2025
2	10/101 Lower Heidelberg Rd IVANHOE 3079	\$605,000	14/04/2025
3	7/212 Waterdale Rd IVANHOE 3079	\$575,000	14/04/2025

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:

03/06/2025 14:39

3/105 Locksley Road, Ivanhoe Vic 3079

**Nelson
Alexander**

James Labiris

9490 2900

0409 094 767

jlaboris@nelsonalexander.com.au

Indicative Selling Price

\$550,000 - \$599,000

Median Unit Price

Year ending March 2025: \$730,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/74 Marshall St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 14/05/2025

Property Type: Apartment



10/101 Lower Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$605,000

Method: Private Sale

Date: 14/04/2025

Property Type: Apartment



7/212 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

2 1 2

Price: \$575,000

Method: Private Sale

Date: 14/04/2025

Property Type: Unit

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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