## 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

3/326 Upper Heidelberg Road, Ivanhoe Vic 3079

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$700,000		&		\$750,000				
Median sale price									
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Ivanhoe	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	Address of comparable property		Date of sale
1	2/48 St Hellier St HEIDELBERG HEIGHTS 3081	\$711,000	12/04/2025
2	5/88 Darebin St HEIDELBERG 3084	\$710,000	28/03/2025
3	4/20 Livingstone St IVANHOE 3079	\$725,000	21/03/2025

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:

15/05/2025 11:51







Rooms: 4 Property Type: Villa Land Size: 111 sqm approx Agent Comments Justin Mellar 03 9403 9300 0417 996 627 justinmellar@jelliscraig.com.au

> Indicative Selling Price \$700,000 - \$750,000 Median Unit Price March quarter 2025: \$640,000

# **Comparable Properties**

	2/48 St Hellier St HEIDELBERG HEIGHTS 3081 (REI) 2 1 2 1 1 1 Price: \$711,000 Method: Auction Sale Date: 12/04/2025 Property Type: Unit	Agent Comments
No. 2	5/88 Darebin St HEIDELBERG 3084 (REI) 2 1 2 2 Price: \$710,000 Method: Private Sale Date: 28/03/2025 Property Type: Unit	Agent Comments
	4/20 Livingstone St IVANHOE 3079 (REI) 2 1 2 1 Price: \$725,000 Method: Private Sale Date: 21/03/2025 Rooms: 3 Property Type: Unit	Agent Comments

#### Account - Jellis Craig | P: 03 9403 9300



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