

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/01/2025

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	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**

## Comparable Properties



**2/48 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**



**Price:** \$711,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Unit



**5/88 Darebin St HEIDELBERG 3084 (REI)**

**Agent Comments**



**Price:** \$710,000

**Method:** Private Sale

**Date:** 28/03/2025

**Property Type:** Unit



**4/20 Livingstone St IVANHOE 3079 (REI)**

**Agent Comments**



**Price:** \$725,000

**Method:** Private Sale

**Date:** 21/03/2025

**Rooms:** 3

**Property Type:** Unit