

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

4/328 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$1,100,000

&

\$1,195,000

Median sale price

Median price

\$903,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

16/05/2025

to

15/05/2026

Source

Property Data

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	5/7 Bronte St HEIDELBERG 3084	\$1,175,000	21/04/2026
2	193A Banksia St IVANHOE 3079	\$1,100,000	01/04/2026
3	1/117 Beatty St IVANHOE 3079	\$1,100,000	17/03/2026

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:

16/05/2026 09:20



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,195,000
Median Townhouse Price
16/05/2025 - 15/05/2026: \$903,000

Comparable Properties



5/7 Bronte St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,175,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: Townhouse (Res)
Land Size: 195 sqm approx



193A Banksia St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 01/04/2026
Property Type: Townhouse (Res)



1/117 Beatty St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 17/03/2026
Property Type: Townhouse (Res)

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