

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

5/198 Lower Heidelberg Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$972,500

Property Type

Unit

Suburb

Ivanhoe East

Period - From

01/07/2025

to

30/06/2026

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	12/6 Wamba Rd IVANHOE EAST 3079	\$855,000	21/04/2026
2	7/173 The Boulevard IVANHOE EAST 3079	\$850,000	05/04/2026
3	10/1 Wilfred Rd IVANHOE EAST 3079	\$850,000	20/03/2026

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:

18/08/2026 14:32



2 1 1

Rooms: 3
Property Type: Apartment (Res)
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
Year ending June 2026: \$972,500

Comparable Properties

12/6 Wamba Rd IVANHOE EAST 3079 (VG)

Agent Comments

2 - -

Price: \$855,000
Method: Sale
Date: 21/04/2026
Property Type: Flat/Unit/Apartment (Res)

7/173 The Boulevard IVANHOE EAST 3079 (VG)

Agent Comments

2 - -

Price: \$850,000
Method: Sale
Date: 05/04/2026
Property Type: Flat/Unit/Apartment (Res)

10/1 Wilfred Rd IVANHOE EAST 3079 (VG)

Agent Comments

2 - -

Price: \$850,000
Method: Sale
Date: 20/03/2026
Property Type: Flat/Unit/Apartment (Res)

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