

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

9/390 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

&

\$1,150,000

Median sale price

Median price

\$865,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

05/05/2025

to

04/05/2026

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	193A Banksia St IVANHOE 3079	\$1,100,000	01/04/2026
2	1/117 Beatty St IVANHOE 3079	\$1,100,000	17/03/2026
3	3/123 Waterdale Rd IVANHOE 3079	\$1,200,000	18/12/2025

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:

05/05/2026 14:12



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median Townhouse Price

05/05/2025 - 04/05/2026: \$865,000

Comparable Properties



193A Banksia St IVANHOE 3079 (REI)

Agent Comments

3 2 2

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

3 2 1

Price: \$1,100,000

Method: Private Sale

Date: 17/03/2026

Property Type: Townhouse (Res)



3/123 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Private Sale

Date: 18/12/2025

Rooms: 4

Property Type: Townhouse (Res)

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