

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 392 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,998,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

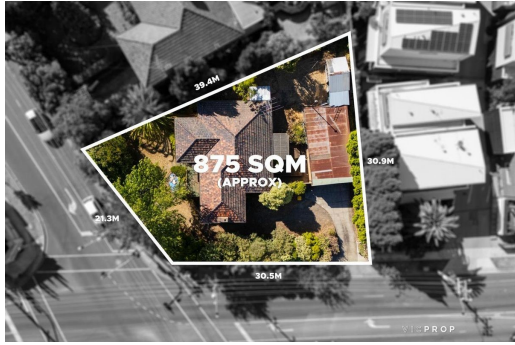
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	144 Banksia St IVANHOE 3079	\$1,525,000	14/03/2026
2	146 Banksia St IVANHOE 3079	\$1,525,000	14/03/2026
3	58 Alandale Rd EAGLEMONT 3084	\$1,600,000	17/11/2025

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: 26/03/2026 13:55



3
 1
 2

Property Type: House
Land Size: 875 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 December quarter 2025: \$1,998,000

Comparable Properties



144 Banksia St IVANHOE 3079 (REI)

Agent Comments

3
 2
 2

Price: \$1,525,000
Method: Private Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 751 sqm approx



146 Banksia St IVANHOE 3079 (REI)

Agent Comments

3
 1
 2

Price: \$1,525,000
Method: Private Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 801 sqm approx



58 Alandale Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 17/11/2025
Property Type: House (Res)
Land Size: 651 sqm approx

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