

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

3/84 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$662,500

Property Type Unit

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	4/5-9 Castle St EAGLEMONT 3084	\$1,250,000	02/12/2025
2	4/311 Upper Heidelberg Rd IVANHOE 3079	\$1,040,000	02/12/2025
3			

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:

20/01/2026 14:32

3/84 Locksley Road, Ivanhoe Vic 3079

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3 1 2

Property Type: Unit
Land Size: 266 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median Unit Price
December quarter 2025: \$662,500

Comparable Properties



4/5-9 Castle St EAGLEMONT 3084 (REI)

Agent Comments

3 1 2

Price: \$1,250,000
Method: Private Sale
Date: 02/12/2025
Property Type: Townhouse (Res)



4/311 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 2 1

Price: \$1,040,000
Method: Private Sale
Date: 02/12/2025
Property Type: House (Res)

similar build but 2br

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.

Account - Jellis Craig | P: 03 9459 8111



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