

# 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	<span style="border: 1px solid black; padding: 2px;">\$662,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Ivanhoe</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

### 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 1 2

**Property Type:** Unit

**Land Size:** 266 sqm approx

Agent Comments

## Comparable Properties



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

3 1 2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** Townhouse (Res)

Agent Comments



**4/311 Upper Heidelberg Rd IVANHOE 3079 (REI)**

2 2 1

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 02/12/2025

**Property Type:** House (Res)

Agent Comments

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