

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 1/293 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$795,000

Median sale price*

Median price \$800,000

Property Type Unit

Suburb Ivanhoe

Period - From 23/03/2025

to 23/03/2026

Source PDOL

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 | 2/12 Ashby Gr EAGLEMONT 3084 | \$800,000 | 13/02/2026 |
| 2 | 10/48-50 Locksley Rd IVANHOE 3079 | \$857,000 | 13/12/2025 |
| 3 | 11/48 Locksley Rd IVANHOE 3079 | \$841,500 | 05/10/2025 |

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:

23/03/2026 16:32

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

1/293 Upper Heidelberg Road, Ivanhoe Vic 3079

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 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$795,000

Median Unit Price *

23/03/2025 - 23/03/2026: \$800,000

* Agent calculated median based on 3 sales

Comparable Properties



2/12 Ashby Gr EAGLEMONT 3084 (REI)

Agent Comments

 2  1  1

Price: \$800,000

Method: Private Sale

Date: 13/02/2026

Property Type: Unit



10/48-50 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$857,000

Method: Auction Sale

Date: 13/12/2025

Rooms: 3

Property Type: Unit



11/48 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$841,500

Method: Private Sale

Date: 05/10/2025

Property Type: Unit

Land Size: 111 sqm approx

Account - Jellis Craig | P: 03 9459 8111



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