

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 \$1,850,000 & \$1,950,000

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	58 Alandale Rd EAGLEMONT 3084	\$1,600,000	17/11/2025
2	110 St Elmo Rd IVANHOE 3079	\$1,998,000	04/10/2025
3	92 Ford St IVANHOE 3079	\$1,820,000	30/08/2025

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:

05/02/2026 14:08



3 1 2

Property Type: House

Land Size: 875 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

December quarter 2025: \$1,998,000

Comparable Properties



58 Alandale Rd EAGLEMONT 3084 (REI/VG)

3 1 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 17/11/2025

Property Type: House (Res)

Land Size: 651 sqm approx

[Agent Comments](#)



110 St Elmo Rd IVANHOE 3079 (REI/VG)

3 1 1

Price: \$1,998,000

Method: Auction Sale

Date: 04/10/2025

Property Type: House (Res)

Land Size: 753 sqm approx

[Agent Comments](#)



92 Ford St IVANHOE 3079 (REI/VG)

4 1 2

Price: \$1,820,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 950 sqm approx

[Agent Comments](#)

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