

# 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](http://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)

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



110 St Elmo Rd IVANHOE 3079 (REI/VG)

Agent Comments

3 1 1

Price: \$1,998,000  
Method: Auction Sale  
Date: 04/10/2025  
Property Type: House (Res)  
Land Size: 753 sqm approx



92 Ford St IVANHOE 3079 (REI/VG)

Agent Comments

4 1 2

Price: \$1,820,000  
Method: Auction Sale  
Date: 30/08/2025  
Property Type: House (Res)  
Land Size: 950 sqm approx