

# 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 977 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)

Single price \$2,180,000

### Median sale price

Median price \$2,170,000

Property Type House

Suburb Ivanhoe

Period - From 01/04/2025

to 30/06/2025

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.

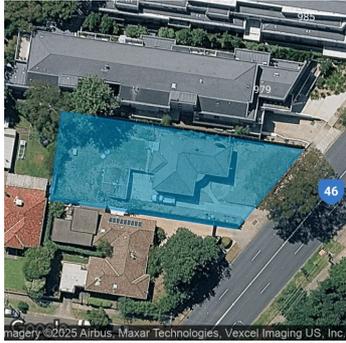
	Address of comparable property	Price	Date of sale
1	87 Locksley Rd IVANHOE 3079	\$2,300,000	09/05/2025
2	9 Rose St IVANHOE 3079	\$2,025,000	15/04/2025
3	14 Thoresby Gr IVANHOE 3079	\$2,190,000	07/03/2025

**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:

11/08/2025 11:42



 3  
  1  
  2

**Property Type:** House (Res)

**Land Size:** 963 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,180,000

**Median House Price**

June quarter 2025: \$2,170,000

## Comparable Properties



**87 Locksley Rd IVANHOE 3079 (REI)**

Agent Comments

 4  
  2  
  3

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 09/05/2025

**Property Type:** House

**Land Size:** 1115 sqm approx



**9 Rose St IVANHOE 3079 (REI/VG)**

Agent Comments

 3  
  1  
  2

**Price:** \$2,025,000

**Method:** Private Sale

**Date:** 15/04/2025

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 797 sqm approx

**14 Thoresby Gr IVANHOE 3079 (REI/VG)**

Agent Comments

 4  
  2  
  2

**Price:** \$2,190,000

**Method:** Sold Before Auction

**Date:** 07/03/2025

**Property Type:** House (Res)

**Land Size:** 942 sqm approx

Account - VICPROP | P: 03 8888 1011



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