

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

15/1007 Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$888,000

Median sale price

Median price

\$903,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

11/06/2025

to

10/06/2026

Source

Property Data

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	2/114 Maltravers Rd EAGLEMONT 3084	\$900,000	08/05/2026
2	3/96 Locksley Rd IVANHOE 3079	\$865,000	09/04/2026
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:

11/06/2026 13:04



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/114 Maltravers Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 08/05/2026

Rooms: 4

Property Type: Townhouse (Res)



3/96 Locksley Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 09/04/2026

Rooms: 4

Property Type: Townhouse (Res)

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.