

## 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

1/110 LOWER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

7/14 ASHBY GROVE EAGLEMONT VIC 3084	\$785,000	12-Dec-25
1/76 MARSHALL STREET IVANHOE VIC 3079	\$740,000	06-Oct-25
5/11 ROSE STREET IVANHOE VIC 3079	\$725,000	31-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 26 February 2026



**7/14 ASHBY GROVE EAGLEMONT  
 VIC 3084**

 2  1  1

Sold Price **\$785,000** Sold Date **12-Dec-25**

Distance **0.66km**



**1/76 MARSHALL STREET IVANHOE  
 VIC 3079**

 2  1  1

Sold Price **\$740,000** Sold Date **06-Oct-25**

Distance **0.16km**



**5/11 ROSE STREET IVANHOE VIC  
 3079**

 2  1  1

Sold Price **\$725,000** Sold Date **31-Oct-25**

Distance **0.68km**

RS = Recent sale      UN = Undisclosed Sale

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