

# 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

201/208 Lower Heidelberg Road, Ivanhoe East 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

\$800,000

&

\$850,000

### Median sale price

Median price

\$890,000

Property Type

Unit

Suburb

Ivanhoe East

Period - From

01/01/2025

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	12/173 The Boulevard IVANHOE EAST 3079	\$882,500	13/11/2025
2	g11/1 Wilfred Rd IVANHOE EAST 3079	\$860,000	08/10/2025
3	5.02/68-72 Cape St HEIDELBERG 3084	\$840,000	25/09/2025

**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:

10/02/2026 18:24



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

**12/173 The Boulevard IVANHOE EAST 3079 (VG)**

Agent Comments



**Price:** \$882,500  
**Method:** Sale  
**Date:** 13/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**g11/1 Wilfred Rd IVANHOE EAST 3079 (REI)**

Agent Comments



**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 08/10/2025  
**Rooms:** 3  
**Property Type:** Apartment



**5.02/68-72 Cape St HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 25/09/2025  
**Property Type:** Apartment