

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 207/105 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$700,000

Median sale price

Median price \$692,500

Property Type Unit

Suburb Ivanhoe

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	4/1 Westley Av IVANHOE 3079	\$720,000	18/09/2025
2	5/240 Arthur St FAIRFIELD 3078	\$700,000	15/11/2025
3	208/105-109 Upper Heidelberg Rd IVANHOE 3079	\$687,000	16/12/2025

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:

15/01/2026 10:40



 2
  2
  1

Rooms: 6

Property Type: Apartment

Agent Comments

Secure Basement Car Park, Not Stacker

Indicative Selling Price

\$700,000

Median Unit Price

Year ending December 2025: \$692,500

Comparable Properties

4/1 Westley Av IVANHOE 3079 (VG)

Agent Comments

 2
  -
  -

Price: \$720,000

Method: Sale

Date: 18/09/2025

Property Type: Strata Unit/Flat



5/240 Arthur St FAIRFIELD 3078 (REI/VG)

Agent Comments

 2
  1
  2

Price: \$700,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Apartment



208/105-109 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

 2
  2
  1

Price: \$687,000

Method: Private Sale

Date: 16/12/2025

Property Type: Apartment

Account - Houghton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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