

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

110/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,937,500

Property type

House

Suburb

Ivanhoe

Period-from

01 Sep 2024

to

31 Aug 2025

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

29/96 HAWDON STREET HEIDELBERG VIC 3084

\$695,000

07-Apr-25

2/82 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081

\$710,000

04-Apr-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.

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**29/96 HAWDON STREET
HEIDELBERG VIC 3084**

3 2 1

Sold Price **\$695,000** Sold Date **07-Apr-25**

Distance **0.84km**



**2/82 PORTER ROAD HEIDELBERG
HEIGHTS VIC 3081**

3 2 2

Sold Price **\$710,000** Sold Date **04-Apr-25**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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