

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

411/443 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

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

313/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$555,000	05-Apr-25
5/46 BARKLY PLACE HEIDELBERG VIC 3084	\$580,000	14-Aug-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: 03 September 2025



**313/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

 2  2  1

Sold Price

\$555,000

Sold Date **05-Apr-25**

Distance

0km



**5/46 BARKLY PLACE HEIDELBERG
VIC 3084**

 2  2  1

Sold Price

^{RS} **\$580,000**

Sold Date **14-Aug-25**

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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