

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

422/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$390,000

&

\$415,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

18/03/2024

to

17/03/2025

Source

Property Data

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	711/443 Upper Heidelberg Rd IVANHOE 3079	\$350,000	23/01/2025
2	908/45 Linden Av IVANHOE 3079	\$430,000	13/11/2024
3	1103/443 Upper Heidelberg Rd IVANHOE 3079	\$410,000	12/10/2024

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:

18/03/2025 16:18



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$415,000
Median Unit Price
18/03/2024 - 17/03/2025: \$605,000

Comparable Properties



711/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$350,000
Method: Private Sale
Date: 23/01/2025
Property Type: Apartment

908/45 Linden Av IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 13/11/2024
Property Type: Apartment



1103/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$410,000
Method: Private Sale
Date: 12/10/2024
Property Type: Unit

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