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	1006/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $550,000 & $595,000

Median sale price

Median price $581,250 Property Type Unit Suburb Ivanhoe

Period - From 28/01/2025 to 27/01/2026 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	1108/443 Upper Heidelberg Rd IVANHOE 3079	$582,500	14/11/2025
2	411/443 Upper Heidelberg Rd IVANHOE 3079	$580,000	03/11/2025
3	308/443 Upper Heidelberg Rd IVANHOE 3079	$570,000	19/09/2025

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: 28/01/2026 15:13

1006/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Nelson Alexander

Property Type:
Agent Comments

Indicative Selling Price
$550,000 - $595,000
Median Unit Price
28/01/2025 - 27/01/2026: $581,250

Comparable Properties



1108/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2 2 2

Agent Comments

Price: $582,500
Method: Private Sale
Date: 14/11/2025
Property Type: Apartment



411/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2 2 1

Agent Comments

Price: $580,000
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment



308/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2 2 2

Agent Comments

Price: $570,000
Method: Private Sale
Date: 19/09/2025
Property Type: Apartment

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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