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	608/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price $380,000

Median sale price

Median price $838,500 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2026 to 30/06/2026 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	21/443 Upper Heidelberg Rd IVANHOE 3079	$365,500	23/06/2026
2	19/443 Upper Heidelberg Rd IVANHOE 3079	$375,000	13/04/2026
3	12/443 Upper Heidelberg Rd IVANHOE 3079	$380,000	13/04/2026

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: 10/09/2026 16:32

608/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$380,000
Median Unit Price
June quarter 2026: $838,500

Comparable Properties

21/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

1 - -

Agent Comments

Price: $365,500
Method: Sale
Date: 23/06/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

19/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

1 - -

Agent Comments

Price: $375,000
Method: Sale
Date: 13/04/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

12/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

1 - -

Agent Comments

Price: $380,000
Method: Sale
Date: 13/04/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

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