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	313/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price $555,000

Median sale price

Median price $605,000 Property Type Unit Suburb Ivanhoe

Period - From 17/03/2024 to 16/03/2025 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	804/443 Upper Heidelberg Rd IVANHOE 3079	$515,000	12/03/2025
2	5/294a Bell St HEIDELBERG WEST 3081	$585,000	19/11/2024
3	808/294a Bell St HEIDELBERG WEST 3081	$595,000	19/11/2024

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: 17/03/2025 11:16

313/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$555,000
Median Unit Price
17/03/2024 - 16/03/2025: $605,000

Comparable Properties



804/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2 | 1 | 1

Agent Comments

Price: $515,000
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment

5/294a Bell St HEIDELBERG WEST 3081 (VG)

2 | - | -

Agent Comments

Price: $585,000
Method: Sale
Date: 19/11/2024
Property Type: Strata Flat - Single OYO Flat

808/294a Bell St HEIDELBERG WEST 3081 (VG)

1 | - | -

Agent Comments

Price: $595,000
Method: Sale
Date: 19/11/2024
Property Type: Strata Flat - Single OYO Flat

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

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