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

422/443 Upper Heidelberg Road, Ivanhoe Vic 3079



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)

1 1 1

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

Agent Comments

908/45 Linden Av IVANHOE 3079 (REI)

1 1 1

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

Agent Comments



1103/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

1 1 1

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

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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