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

506/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$575,000		&		\$615,000			
Median sale pi	rice							
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	313/443 Upper Heidelberg Rd IVANHOE 3079	\$555,000	05/04/2025
2	1111/443 Upper Heidelberg Rd IVANHOE 3079	\$515,000	24/03/2025
3	804/443 Upper Heidelberg Rd IVANHOE 3079	\$515,000	26/02/2025

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:

17/06/2025 11:23





Kevin Lei



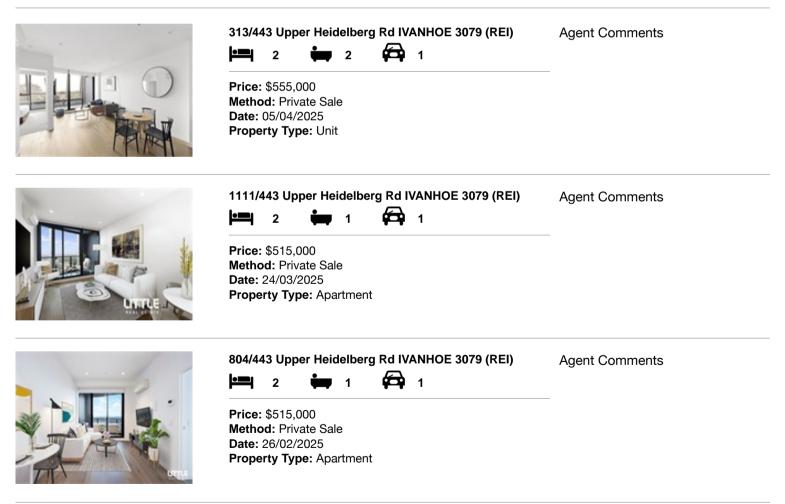


Property Type: Apartment Agent Comments

9499 7992 0414 535 492 kevinlei@jelliscraig.com.au

Indicative Selling Price \$575,000 - \$615,000 Median Unit Price Year ending March 2025: \$730,000

Comparable Properties



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



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