

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

1108/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,750

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

3/12 POWLETT STREET HEIDELBERG VIC 3084	\$631,000	15-Jan-25
403/3 CARTMELL STREET HEIDELBERG VIC 3084	\$612,000	21-May-25
313/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$555,000	05-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 28 June 2025



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**3/12 POWLETT STREET
HEIDELBERG VIC 3084**

2 2 1

Sold Price **\$631,000** Sold Date **15-Jan-25**

Distance **0.34km**



**403/3 CARTMELL STREET
HEIDELBERG VIC 3084**

2 1 1

Sold Price ^{RS} **\$612,000** Sold Date **21-May-25**

Distance **0.96km**



**313/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 2 1

Sold Price **\$555,000** Sold Date **05-Apr-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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