

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

411/443 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

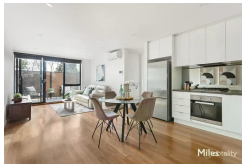
Date of sale

5/46 BARKLY PLACE HEIDELBERG VIC 3084	\$580,000	09-Aug-25
5/9 MARTIN STREET HEIDELBERG VIC 3084	\$595,000	05-Sep-25
1/74 DAREBIN STREET HEIDELBERG VIC 3084	\$640,000	16-Jun-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: 01 October 2025



5/46 BARKLY PLACE HEIDELBERG VIC 3084

Sold Price

\$580,000

Sold Date **09-Aug-25**

 2  2  1

Distance **0.13km**



5/9 MARTIN STREET HEIDELBERG VIC 3084

Sold Price

^{RS} **\$595,000**

Sold Date **05-Sep-25**

 2  2  1

Distance **0.34km**



1/74 DAREBIN STREET HEIDELBERG VIC 3084

Sold Price

\$640,000

Sold Date **16-Jun-25**

 2  2  1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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