

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

413/443 Upper Heidelberg Road, Ivanhoe, Vic 3079

Indicative selling price

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

range between

\$750,000

&

\$825,000

Median sale price

Median price

\$900,000

Property type

Unit

Suburb

Ivanhoe

Period - From

01/06/2026

to

31/08/2026

Source



PropTrack

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
G01/206 Lower Heidelberg Road, Ivanhoe East, VIC 3079	\$750,000	12/05/2026
303/155 Burgundy Street, Heidelberg, VIC 3084	\$837,500	08/07/2026
507/1 Westley Avenue, Ivanhoe, VIC 3079	\$780,000	06/05/2026

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: 22/09/2026