

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

314/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$650,000 & \$675,000

Median sale price

Median price

\$692,500

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/01/2025

to

31/12/2025

Source

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.

	Address of comparable property	Price	Date of sale
1	209/443 Upper Heidelberg Rd IVANHOE 3079	\$659,000	28/02/2026
2	4/455 Waterdale Rd HEIDELBERG WEST 3081	\$650,000	25/02/2026
3	2/157 Southern Rd HEIDELBERG WEST 3081	\$658,000	12/11/2025

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:

23/03/2026 14:15



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$675,000

Median Unit Price

Year ending December 2025: \$692,500

Comparable Properties



209/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$659,000

Method: Private Sale

Date: 28/02/2026

Property Type: Apartment



4/455 Waterdale Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$650,000

Method: Private Sale

Date: 25/02/2026

Rooms: 5

Property Type: Townhouse (Res)



2/157 Southern Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$658,000

Method: Private Sale

Date: 12/11/2025

Property Type: Townhouse (Single)

Land Size: 116 sqm approx

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