

# 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

415/443 Upper Heidelberg Road, Ivanhoe VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$340,000

&

\$370,000

### Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

30/01/2026

to

29/07/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property                  | Price     | Date of sale |
|-------------------------------------------------|-----------|--------------|
| 527/443 Upper Heidelberg Road Ivanhoe VIC 3079  | \$347,000 | 30/05/2026   |
| 1003/443 Upper Heidelberg Road Ivanhoe VIC 3079 | \$345,000 | 21/05/2026   |
| 5/83 Yarra Street Heidelberg VIC 3084           | \$340,000 | 13/07/2026   |

This Statement of Information was prepared on:

30/07/2026