

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

570-572 Upper Heidelberg Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$2,750,000

&

\$2,980,000

Median sale price

Median price \$1,513,500

Property Type House

Suburb Heidelberg

Period - From 01/07/2025

to

30/06/2026

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	413 Upper Heidelberg Rd IVANHOE 3079	\$2,800,000	26/03/2026
2			
3			

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:

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Property Type: Land
Land Size: 1,840 sqm approx
Agent Comments

Indicative Selling Price
\$2,750,000 - \$2,980,000
Median House Price
Year ending June 2026: \$1,513,500

Comparable Properties



413 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$2,800,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 1309 sqm approx

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.