

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 206/443 Upper Heidelberg Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$550,000 & \$580,000

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	1006/443 Upper Heidelberg Rd IVANHOE 3079	\$577,500	20/02/2026
2	8/443 Upper Heidelberg Rd IVANHOE 3079	\$557,000	10/02/2026
3	1108/443 Upper Heidelberg Rd IVANHOE 3079	\$582,500	14/11/2025

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.~~

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Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending December 2025: \$692,500



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



1006/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 2 2

Price: \$577,500

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment

8/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

2 - -

Price: \$557,000

Method: Sale

Date: 10/02/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



1108/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 2 2

Price: \$582,500

Method: Private Sale

Date: 14/11/2025

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700