

## 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

110/443 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,937,500

Property type

House

Suburb

Ivanhoe

Period-from

01 Sep 2024

to

31 Aug 2025

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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 29/96 HAWDON STREET HEIDELBERG VIC 3084      | \$695,000 | 07-Apr-25 |
| 2/82 PORTER ROAD HEIDELBERG HEIGHTS VIC 3081 | \$710,000 | 04-Apr-25 |
|                                              |           |           |

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 6 months.

This Statement of Information was prepared on: 09 September 2025



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**29/96 HAWDON STREET  
HEIDELBERG VIC 3084**

3 2 1

Sold Price **\$695,000** Sold Date **07-Apr-25**

Distance **0.84km**



**2/82 PORTER ROAD HEIDELBERG  
HEIGHTS VIC 3081**

3 2 2

Sold Price **\$710,000** Sold Date **04-Apr-25**

Distance **1.88km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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