

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

1404c/45 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$790,000

&

\$825,000

Median sale price

Median price

\$728,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/07/2024

to

30/06/2025

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	3/326 Upper Heidelberg Rd IVANHOE 3079	\$800,000	21/06/2025
2	1/1a Burgundy St HEIDELBERG 3084	\$820,000	21/06/2025
3	2/60 Lower Plenty Rd ROSANNA 3084	\$800,000	10/06/2025

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:

05/09/2025 11:28



2 2 2

Property Type: Strata Unit/Flat
Land Size: 67 SQM sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$825,000
Median Unit Price
Year ending June 2025: \$728,000

Comparable Properties



3/326 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Villa



1/1a Burgundy St HEIDELBERG 3084 (REI)

Agent Comments

2 2 1

Price: \$820,000
Method: Private Sale
Date: 21/06/2025
Property Type: Apartment



2/60 Lower Plenty Rd ROSANNA 3084 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000
Method: Sold Before Auction
Date: 10/06/2025
Rooms: 3
Property Type: Unit