

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 \$750,000 & \$790,000

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	5/360 Upper Heidelberg Rd IVANHOE 3079	\$780,000	30/08/2025
2	8/40 Rosanna Rd HEIDELBERG 3084	\$750,000	29/06/2025
3	G01/208 Lower Heidelberg Rd IVANHOE EAST 3079	\$726,000	02/04/2025

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:

22/09/2025 10:40



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Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median Unit Price
Year ending June 2025: \$728,000

Comparable Properties



5/360 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$780,000
Method: Private Sale
Date: 30/08/2025
Property Type: Unit



8/40 Rosanna Rd HEIDELBERG 3084 (REI/VG)

Agent Comments

2 2 2

Price: \$750,000
Method: Private Sale
Date: 29/06/2025
Property Type: Unit



G01/208 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

Agent Comments

2 2 1

Price: \$726,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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