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	4/16 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Single price: $750,000

Median sale price

Median price: $730,000 Property Type: Unit Suburb: Ivanhoe

Period - From: 01/04/2024 to: 31/03/2025 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	2/198 Lower Heidelberg Rd IVANHOE EAST 3079	$737,000	09/04/2025
2	4/20 Livingstone St IVANHOE 3079	$725,000	21/03/2025
3	3/206 Lower Heidelberg Rd IVANHOE EAST 3079	$760,000	15/02/2025

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: 01/05/2025 12:06

4/16 Linden Avenue, Ivanhoe Vic 3079

Nelson Alexander



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
Year ending March 2025: $730,000

Comparable Properties



2/198 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

2 1 1

Price: $737,000
Method: Private Sale
Date: 09/04/2025
Rooms: 3
Property Type: Apartment

Agent Comments



4/20 Livingstone St IVANHOE 3079 (REI)

2 1 1

Price: $725,000
Method: Private Sale
Date: 21/03/2025
Rooms: 3
Property Type: Unit

Agent Comments

3/206 Lower Heidelberg Rd IVANHOE EAST 3079 (VG)

2 - -

Price: $760,000
Method: Sale
Date: 15/02/2025
Property Type: Subdivided Flat - Single OYO Flat

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata.com.au

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