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	705/45 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $495,000 & $540,000

Median sale price

Median price $760,000 Property Type Unit Suburb Ivanhoe

Period - From 01/10/2024 to 31/12/2024 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	1111/443 Upper Heidelberg Rd IVANHOE 3079	$515,000	24/03/2025
2	804/443 Upper Heidelberg Rd IVANHOE 3079	$515,000	26/02/2025
3	4/58 Myrtle St IVANHOE 3079	$537,500	29/01/2025

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: 31/03/2025 10:30

705/45 Linden Avenue, Ivanhoe Vic 3079



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$495,000 - $540,000
Median Unit Price
December quarter 2024: $760,000

Comparable Properties



1111/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 24/03/2025
Property Type: Apartment

Agent Comments



804/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2 1 1

Price: $515,000
Method: Private Sale
Date: 26/02/2025
Property Type: Apartment

Agent Comments

4/58 Myrtle St IVANHOE 3079 (VG)

2 - -

Price: $537,500
Method: Sale
Date: 29/01/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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