

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

311/45 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$530,000

&

\$580,000

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	212C/45 Linden Av IVANHOE 3079	\$550,000	05/06/2025
2	313/443 Upper Heidelberg Rd IVANHOE 3079	\$555,000	05/04/2025
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:

14/07/2025 11:03



Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



212C/45 Linden Av IVANHOE 3079 (REI)

Agent Comments



Price: \$550,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: Apartment



313/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 05/04/2025

Property Type: Unit

4/58 Myrtle St IVANHOE 3079 (VG)

Agent Comments



Price: \$537,500

Method: Sale

Date: 29/01/2025

Property Type: Strata Flat - Single OYO Flat