

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 219/45 Linden Avenue, Ivanhoe

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*599,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$750,800

*House

*Unit

X

Suburb Ivanhoe

Period - From August 2025 to July 2026

Source Realestate.com.au

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. 7/297 Upper Heidelberg Road Ivanhoe	\$595,000	03/06/2026
2. 204/58 Myrtle Street Ivanhoe	\$600,000	07/05/2026
3. 7/74 Marshall Street Ivanhoe	\$590,000	31/03/2026

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.~~