

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

908c/45 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$370,000

&

\$407,000

Median sale price

Median price

\$838,500

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/04/2026

to

30/06/2026

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	606/120 Burgundy St HEIDELBERG 3084	\$376,500	29/04/2026
2	12/443 Upper Heidelberg Rd IVANHOE 3079	\$380,000	13/04/2026
3	619/443 Upper Heidelberg Rd IVANHOE 3079	\$375,000	12/04/2026

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.~~

This Statement of Information was prepared on:

22/07/2026 11:26



Property Type:
Agent Comments

Indicative Selling Price
\$370,000 - \$407,000
Median Unit Price
June quarter 2026: \$838,500

Comparable Properties



606/120 Burgundy St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$376,500
Method: Private Sale
Date: 29/04/2026
Property Type: Unit

12/443 Upper Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 13/04/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



619/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 12/04/2026
Property Type: Apartment