

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 \$535,000

&

\$555,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Ivanhoe

Period - From 18/11/2024

to

17/11/2025

Source

Property Data

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	712/443 Upper Heidelberg Rd IVANHOE 3079	\$510,000	21/07/2025
2	3/294a Bell St HEIDELBERG WEST 3081	\$550,000	02/07/2025
3	212C/45 Linden Av IVANHOE 3079	\$550,000	05/06/2025

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:

18/11/2025 11:51

Christopher Macey
03 9499 7992
0411 330 311

christophermacey@jellisrcraig.com.au

Indicative Selling Price

\$535,000 - \$555,000

Median Unit Price

18/11/2024 - 17/11/2025: \$600,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



712/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 21/07/2025

Property Type: Apartment

3/294a Bell St HEIDELBERG WEST 3081 (VG)

Agent Comments

 2  -  -

Price: \$550,000

Method: Sale

Date: 02/07/2025

Property Type: Strata Flat - Single OYO Flat



212C/45 Linden Av IVANHOE 3079 (REI)

Agent Comments

 2  2  1

Price: \$550,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: Apartment

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