

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

4/43 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

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	4/328 Upper Heidelberg Rd IVANHOE 3079	\$1,100,000	05/07/2026
2	40a Jellicoe St IVANHOE 3079	\$1,170,000	30/05/2026
3	193A Banksia St IVANHOE 3079	\$1,100,000	01/04/2026

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:

27/07/2026 15:40



4
 3
 2

Property Type: Townhouse (Res)

Land Size: 168 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

June quarter 2026: \$838,500

Comparable Properties



4/328 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

3
 2
 2

Price: \$1,100,000

Method: Private Sale

Date: 05/07/2026

Property Type: Townhouse (Res)



40a Jellicoe St IVANHOE 3079 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,170,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Townhouse (Res)

Land Size: 192 sqm approx



193A Banksia St IVANHOE 3079 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 01/04/2026

Property Type: Townhouse (Res)

Land Size: 280 sqm approx

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