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

G25/45 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between | $400,000 | & | $440,000

Median sale price

| Median price | $665,000 | Property Type | Unit | Suburb | Ivanhoe |

| Period - From | 13/08/2024 | to | 12/08/2025 | 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
1 212/443 Upper Heidelberg Rd IVANHOE 3079	$383,000	12/05/2025
2 8/91 Lower Heidelberg Rd IVANHOE 3079	$384,000	19/04/2025
3 8/58 Myrtle St IVANHOE 3079	$405,000	16/04/2025

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: 13/08/2025 10:39

CONSUMER AFFAIRS VICTORIA

BARRYPLANT

🛏 1   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
13/08/2024 - 12/08/2025: $665,000

Comparable Properties

212/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

🛏 1   🛁 1   🚗 1

Price: $383,000
Method:
Date: 12/05/2025
Property Type: Apartment

Agent Comments

8/91 Lower Heidelberg Rd IVANHOE 3079 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $384,000
Method: Private Sale
Date: 19/04/2025
Property Type: Apartment

Agent Comments

8/58 Myrtle St IVANHOE 3079 (VG)

🛏 1   🛁 1   🚗 1

Price: $405,000
Method: Sale
Date: 16/04/2025
Property Type: Strata Flat - Single OYO Flat

Agent Comments

Account - Barry Plant | P: 03 9842 8888