

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

2/12 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$750,000

&

\$780,000

Median sale price

Median price

\$908,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

15/09/2024

to

14/09/2025

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	4/16 Linden Av IVANHOE 3079	\$745,000	26/05/2025
2	5/360 Upper Heidelberg Rd IVANHOE 3079	\$780,000	30/08/2025
3			

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:

15/09/2025 12:43



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Indicative Selling Price

\$750,000 - \$780,000

Median Townhouse Price

15/09/2024 - 14/09/2025: \$908,000



3 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/16 Linden Av IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$745,000
Method: Private Sale
Date: 26/05/2025
Property Type: Villa



5/360 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$780,000
Method: Private Sale
Date: 30/08/2025
Property Type: Unit

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.



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