

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

115/45 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$385,000

&

\$410,000

Median sale price

Median price \$705,750

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2025

to 30/06/2025

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	G02/264 Waterdale Rd IVANHOE 3079	\$375,000	30/06/2025
2	908/58 Myrtle St IVANHOE 3079	\$405,000	16/04/2025
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:

15/07/2025 13:12

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1 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$385,000 - \$410,000
Median Unit Price
June quarter 2025: \$705,750

Comparable Properties

G02/264 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$375,000
Method:
Date: 30/06/2025
Property Type: Apartment

908/58 Myrtle St IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$405,000
Method:
Date: 16/04/2025
Property Type: Apartment



8/58 Myrtle St IVANHOE 3079 (VG)

Agent Comments

1 - -

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

Account - Whitefox Real Estate | P: 96459699



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