

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 \$360,000

&

\$395,000

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	2/264 Waterdale Rd IVANHOE 3079	\$375,000	30/06/2025
2	5/125 Bell St IVANHOE 3079	\$405,000	21/06/2025
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:

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Fedja Bilic
0450 283 332
fedja@whitefoxrealestate.com.au



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

June quarter 2025: \$705,750

Comparable Properties



2/264 Waterdale Rd IVANHOE 3079 (VG)

Agent Comments

1 - -

Price: \$375,000

Method: Sale

Date: 30/06/2025

Property Type: Subdivided Flat - Single OYO Flat

5/125 Bell St IVANHOE 3079 (VG)

Agent Comments

1 - -

Price: \$405,000

Method: Sale

Date: 21/06/2025

Property Type: Strata Flat - Single OYO Flat



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