Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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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
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Median sale price

Median price	\$705,750	Pro	perty Type U	nit		Suburb	Ivanhoe
Period - From	01/04/2025	to	30/06/2025	So	urce	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

	aress of comparable property	1 1100	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.

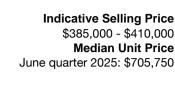
This Statement of Information was prepared on:	15/07/2025 13:12



Date of sale

WHITEFOX

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Comparable Properties

G02/264 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

Price: \$375,000 Method:

Date: 30/06/2025

Property Type: Apartment

908/58 Myrtle St IVANHOE 3079 (REI)





Agent Comments

Price: \$405,000 Method:

Date: 16/04/2025

Property Type: Apartment

8/58 Myrtle St IVANHOE 3079 (VG)





Price: \$405,000 Method: Sale Date: 16/04/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments



Account - Whitefox Real Estate | P: 96459699



