

# 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

120/45 Linden Avenue, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$639,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

11/11/2024

to

10/11/2025

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 | 6/3 Kenilworth Pde IVANHOE 3079 | \$650,000 | 23/10/2025   |
| 2 | 13/58 Myrtle St IVANHOE 3079    | \$600,000 | 28/08/2025   |
| 3 | 212C/45 Linden Av IVANHOE 3079  | \$550,000 | 05/06/2025   |

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:

11/11/2025 16:42

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**Indicative Selling Price**  
\$639,000

**Median Unit Price**  
11/11/2024 - 10/11/2025: \$650,000

 2  2  1

**Rooms:** 4  
**Property Type:** Strata Unit/Flat  
**Land Size:** na sqm approx  
**Agent Comments**

## Comparable Properties



**6/3 Kenilworth Pde IVANHOE 3079 (REI)**

**Agent Comments**

 2  1  2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 23/10/2025  
**Property Type:** Apartment

**13/58 Myrtle St IVANHOE 3079 (VG)**

**Agent Comments**

 2  -  -

**Price:** \$600,000  
**Method:** Sale  
**Date:** 28/08/2025  
**Property Type:** Strata Flat - Single OYO Flat



**212C/45 Linden Av IVANHOE 3079 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 05/06/2025  
**Property Type:** Apartment