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	120/45 Linden Avenue, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$639,000

Median sale price

Median price	\$650,000	Pro	pperty Type Un	t		Suburb	Ivanhoe
Period - From	11/11/2024	to	10/11/2025	Sc	ource	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

Add	dress 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 comparableproperties 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



JellisCraig

Christopher Macey 03 9499 7992 0411 330 311 christophermacey@jelliscraig.com.au

> 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)

4 2 **4** 1

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

Property Type: Apartment

Agent Comments

13/58 Myrtle St IVANHOE 3079 (VG)

Price: \$600,000 Method: Sale Date: 28/08/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments



212C/45 Linden Av IVANHOE 3079 (REI)

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Price: \$550,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: Apartment

Agent Comments

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