

# 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

g25/45 Linden Avenue, Ivanhoe Vic 3079

### Indicative selling price

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

Single price

\$439,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/07/2025

to

30/09/2025

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	310/58 Myrtle St IVANHOE 3079	\$410,000	21/10/2025
2	10/58 Myrtle St IVANHOE 3079	\$410,000	21/10/2025
3	115/45 Linden Av IVANHOE 3079	\$365,000	02/10/2025

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:

02/12/2025 17:03



 1  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$439,000  
**Median Unit Price**  
September quarter 2025: \$715,000

## Comparable Properties



**310/58 Myrtle St IVANHOE 3079 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$410,000  
**Method:**  
**Date:** 21/10/2025  
**Property Type:** Unit

**10/58 Myrtle St IVANHOE 3079 (VG)**

**Agent Comments**

 1  1  1

**Price:** \$410,000  
**Method:** Sale  
**Date:** 21/10/2025  
**Property Type:** Strata Flat - Single OYO Flat



**115/45 Linden Av IVANHOE 3079 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 02/10/2025  
**Property Type:** Apartment

**Account - Barry Plant | P: 03 9842 8888**