## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$365,000

<b>Property</b>	offered t	for sale
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Address	g25/45 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 \$439,000

115/45 Linden Av IVANHOE 3079

#### Median sale price

Median price	\$715,000	Pro	perty 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.

Add	ress 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

#### OR

3

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



02/10/2025







**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)

1

**63**0 1

**Price:** \$410,000

Method:

Date: 21/10/2025 Property Type: Unit **Agent Comments** 

10/58 Myrtle St IVANHOE 3079 (VG)



1







**Agent Comments** 

Price: \$410,000 Method: Sale Date: 21/10/2025

Property Type: Strata Flat - Single OYO Flat



115/45 Linden Av IVANHOE 3079 (REI)

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4



4

3

Price: \$365,000 Method: Private Sale Date: 02/10/2025

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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