

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

Range between \$385,000 & \$423,500

Median sale price

Median price	\$662,500	Property Type	Unit	Suburb	Ivanhoe
Period - From	01/10/2025	to	31/12/2025	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	610B/58 Myrtle St IVANHOE 3079	\$397,000	03/01/2026
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:

19/01/2026 11:17



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$385,000 - \$423,500

Median Unit Price

December quarter 2025: \$662,500

Comparable Properties



610B/58 Myrtle St IVANHOE 3079 (REI)



Price: \$397,000

Method:

Date: 03/01/2026

Property Type: House

Agent Comments



10/58 Myrtle St IVANHOE 3079 (VG)



Price: \$410,000

Method: Sale

Date: 21/10/2025

Property Type: Strata Flat - Single OYO Flat

Agent Comments



115/45 Linden Av IVANHOE 3079 (REI)



Price: \$365,000

Method: Private Sale

Date: 02/10/2025

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888