

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

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