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	2/17 Linden Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $890,000 Property Type Townhouse Suburb Ivanhoe

Period - From 25/09/2024 to 24/09/2025 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	20 Oriel Rd IVANHOE 3079	$1,080,000	03/07/2025
2	4/76 Hawker St IVANHOE 3079	$1,132,500	02/07/2025
3	3/117 Beatty St IVANHOE 3079	$1,077,000	24/05/2025

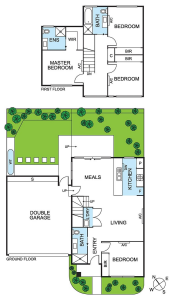
OR

~~**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: 25/09/2025 14:24

2/17 Linden Avenue, Ivanhoe Vic 3079

Nelson Alexander



4 3 2

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
25/09/2024 - 24/09/2025: $890,000

Comparable Properties



20 Oriel Rd IVANHOE 3079 (REI/VG)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 03/07/2025
Property Type: House

Agent Comments



4/76 Hawker St IVANHOE 3079 (REI/VG)

3 2 2

Price: $1,132,500
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Single)

Agent Comments



3/117 Beatty St IVANHOE 3079 (REI/VG)

3 2 1

Price: $1,077,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

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