

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

1/11 Clark Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$3,500,000

&

\$3,850,000

Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/10/2024

to

31/12/2024

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	99 Disraeli St KEW 3101	\$4,210,000	06/12/2024
2	34 Toolangi Rd ALPHINGTON 3078	\$3,230,000	26/10/2024
3	35 Childers St KEW 3101	\$3,655,000	17/08/2024

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:

28/02/2025 10:02



 4
  3
  2

Property Type: House
Land Size: 725 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,500,000 - \$3,850,000
Median House Price
 December quarter 2024: \$2,050,000

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.

Comparable Properties



99 Disraeli St KEW 3101 (REI/VG)

Agent Comments

 4
  4
  2

Price: \$4,210,000
Method: Auction Sale
Date: 06/12/2024
Property Type: House (Res)
Land Size: 559 sqm approx



34 Toolangi Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$3,230,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 600 sqm approx



35 Childers St KEW 3101 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$3,655,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 640 sqm approx

Account - Barry Plant | P: 03 9842 8888



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