

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

3/6 Studley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Ivanhoe

Period - From 29/01/2024 to 28/01/2025 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	12/33 Carmichael St IVANHOE EAST 3079	\$600,000	08/01/2025
2	5/84 Marshall St IVANHOE 3079	\$530,000	30/10/2024
3	5/10 Ashby Gr EAGLEMONT 3084	\$580,000	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:

29/01/2025 14:20



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Property Type: Apartment

Land Size: 83 sqm approx

Agent Comments

Owners Corp approx \$1,500

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

29/01/2024 - 28/01/2025: \$680,000

Comparable Properties

12/33 Carmichael St IVANHOE EAST 3079 (REI)

[Agent Comments](#)

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Price: \$600,000

Method: Private Sale

Date: 08/01/2025

Rooms: 3

Property Type: Apartment



5/84 Marshall St IVANHOE 3079 (REI/VG)

[Agent Comments](#)

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Price: \$530,000

Method: Private Sale

Date: 30/10/2024

Property Type: Apartment



5/10 Ashby Gr EAGLEMONT 3084 (REI/VG)

[Agent Comments](#)

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Price: \$580,000

Method: Private Sale

Date: 17/08/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996