

# 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

22 Donaldson Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,745,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2023 to 30/09/2024 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	5 Merther Rd IVANHOE 3079	\$2,275,000	14/12/2024
2	91 Maltravers Rd IVANHOE EAST 3079	\$2,315,000	06/11/2024
3	147 Waterdale Rd IVANHOE 3079	\$2,125,000	20/09/2024

**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:

14/01/2025 15:13



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 487 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,100,000 - \$2,300,000  
**Median House Price**  
 Year ending September 2024: \$1,745,000

## Comparable Properties



**5 Merther Rd IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$2,275,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)



**91 Maltravers Rd IVANHOE EAST 3079 (REI)**

Agent Comments



**Price:** \$2,315,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2024  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**147 Waterdale Rd IVANHOE 3079 (REI/VG)**

Agent Comments



**Price:** \$2,125,000  
**Method:** Sold Before Auction  
**Date:** 20/09/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx

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