Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

22 Donaldson Street, Ivanhoe Vic 3079

Indicative selling price

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

Median sale price

Median price	\$1,745,000	Pro	perty 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.

Ad	dress 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)

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Price: \$2,275,000 **Method:** Auction Sale **Date:** 14/12/2024

Property Type: House (Res)

Agent Comments



91 Maltravers Rd IVANHOE EAST 3079 (REI)

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Price: \$2,315,000

Method: Sold Before Auction

Date: 06/11/2024

Property Type: House (Res) **Land Size:** 585 sqm approx

Agent Comments

Agent Comments



147 Waterdale Rd IVANHOE 3079 (REI/VG)

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Price: \$2,125,000

Method: Sold Before Auction

Date: 20/09/2024

Rooms: 7

Property Type: House (Res) **Land Size:** 580 sqm approx

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





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