

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

143 Ivanhoe Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Ivanhoe

Period - From 07/01/2024 to 06/01/2025 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	24 Ailsa Gr IVANHOE 3079	\$2,375,000	13/11/2024
2	123 Green St IVANHOE 3079	\$2,330,000	21/09/2024
3			

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: 07/01/2025 12:10



Property Type: House (Previously Occupied - Detached)
Land Size: 781 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 07/01/2024 - 06/01/2025: \$1,800,000

Comparable Properties



24 Ailsa Gr IVANHOE 3079 (REI)

Agent Comments



Price: \$2,375,000
Method: Sold Before Auction
Date: 13/11/2024
Rooms: 6
Property Type: House (Res)
Land Size: 627 sqm approx



123 Green St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,330,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 878 sqm approx

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.

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