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	1/11 Clark Road, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,200,000	&	\$3,500,000
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Median sale price

Median price	\$1,992,500	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/01/2025	to	31/03/2025		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

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

В* 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:	08/04/2025 15:17





Indicative Selling Price









Property Type: House Land Size: 725 sqm approx

\$3,200,000 - \$3,500,000 **Median House Price** March quarter 2025: \$1,992,500

Agent Comments

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)





Price: \$4,210,000 Method: Auction Sale Date: 06/12/2024

Property Type: House (Res) Land Size: 559 sqm approx

Agent Comments



34 Toolangi Rd ALPHINGTON 3078 (REI/VG)







Agent Comments

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

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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