

# 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

35 Gilbert Road, Ivanhoe Vic 3079

### Indicative selling price

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

Single price

\$1,795,000

### Median sale price

Median price

\$1,705,000

Property Type

House

Suburb

Ivanhoe

Period - From

27/06/2023

to

26/06/2024

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	11 Jellicoe St IVANHOE 3079	\$1,800,000	06/04/2024
2	68 Green St IVANHOE 3079	\$1,750,000	31/01/2024
3	931 Heidelberg Rd IVANHOE 3079	\$1,701,000	27/05/2024

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:

27/06/2024 09:21

35 Gilbert Road, Ivanhoe Vic 3079

**Jellis  
Craig**

Joe Vicino

03 9499 7992

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joevicino@jellisrcraig.com.au

**Indicative Selling Price**

\$1,795,000

**Median House Price**

27/06/2023 - 26/06/2024: \$1,705,000



4 2 2

**Property Type:** House (Res)

**Land Size:** 826 sqm approx

**Agent Comments**

## Comparable Properties



**11 Jellicoe St IVANHOE 3079 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 06/04/2024

**Property Type:** House

**Land Size:** 835 sqm approx



**68 Green St IVANHOE 3079 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 31/01/2024

**Property Type:** House (Res)

**Land Size:** 850 sqm approx



**931 Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,701,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** House

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



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