

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

4/3 Mervyn Crescent, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$2,100,000

Median sale price

Median price \$970,000

Property Type Townhouse

Suburb Ivanhoe

Period - From 08/01/2024

to 07/01/2025

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	13a Fulham Rd ALPHINGTON 3078	\$1,780,000	14/12/2024
2	3/15 Dudley St IVANHOE 3079	\$1,830,000	13/12/2024
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:

08/01/2025 10:17



4 2 2

Rooms: 7
Property Type: Townhouse
Land Size: 250 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000
Median Townhouse Price
 08/01/2024 - 07/01/2025: \$970,000

Comparable Properties



13a Fulham Rd ALPHINGTON 3078 (REI)

Agent Comments

4 2 2

Price: \$1,780,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)



3/15 Dudley St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,830,000
Method: Private Sale
Date: 13/12/2024
Rooms: 5
Property Type: Townhouse (Res)

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.

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