

## 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  
1/39 Liberty Parade, Ivanhoe Vic 3079

#### Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

#### Median sale price

Median price \$809,500 Property Type Townhouse Suburb Ivanhoe  
Period - From 13/02/2025 to 12/02/2026 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	3 Huntingfield Pl IVANHOE 3079	\$1,579,000	10/12/2025
2	42 Edwin St IVANHOE 3079	\$1,600,000	01/09/2025
3	56 Forster St IVANHOE 3079	\$1,600,000	27/08/2025

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:

13/02/2026 11:56