

# 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

12 The Ridgeway, Ivanhoe Vic 3079

### Indicative selling price

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

Range between \$3,600,000

&

\$3,950,000

### Median sale price

Median price \$2,075,000

Property Type House

Suburb Ivanhoe

Period - From 01/07/2025

to

30/06/2026

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 | 19 Magnolia Rd IVANHOE 3079    | \$3,690,000 | 16/06/2026   |
| 2 |                                |             |              |
| 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:

11/09/2026 11:44

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Indicative Selling Price

\$3,600,000 - \$3,950,000

Median House Price

Year ending June 2026: \$2,075,000



4 3 2

Property Type: House (Previously Occupied - Detached)  
Land Size: 1273 sqm approx  
Agent Comments

Comparable Properties



19 Magnolia Rd IVANHOE 3079 (REI)

Agent Comments

5 3 2

Price: \$3,690,000  
Method: Private Sale  
Date: 16/06/2026  
Rooms: 7  
Property Type: House (Res)  
Land Size: 961 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.