

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

133 Ivanhoe Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,400,000

&

\$2,550,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Ivanhoe

Period - From 01/04/2025

to

30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	56 St Elmo Rd IVANHOE 3079	\$2,600,000	06/09/2025
2	49c Mount St EAGLEMONT 3084	\$2,350,000	06/09/2025
3	26 Robbins St IVANHOE 3079	\$2,355,000	07/05/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/09/2025 11:46

Maggie Sun

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Indicative Selling Price

\$2,400,000 - \$2,550,000

Median House Price

June quarter 2025: \$2,170,000



5 3 2

Property Type: House

Land Size: 799 sqm approx

Agent Comments

Comparable Properties



56 St Elmo Rd IVANHOE 3079 (REI)

4 4 2

Agent Comments

Price: \$2,600,000

Method: Private Sale

Date: 06/09/2025

Property Type: House

Land Size: 589 sqm approx



49c Mount St EAGLEMONT 3084 (REI)

4 3 1

Agent Comments

4 bedrooms plus 1 study

Price: \$2,350,000

Method: Auction Sale

Date: 06/09/2025

Rooms: 8

Property Type: House (Res)

Land Size: 444 sqm approx



26 Robbins St IVANHOE 3079 (REI)

4 2 1

Agent Comments

4 bedrooms plus 1 study/5th bedroom

Price: \$2,355,000

Method: Sold Before Auction

Date: 07/05/2025

Rooms: 7

Property Type: House (Res)

Land Size: 571 sqm approx