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	133 Ivanhoe Parade, Ivanhoe Vic 3079
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$2,170,000	Pro	perty 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.

Ad	dress 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 0425 790 930 0425 790 930 Maggie.Sun@vicprop.com.au

Indicative Selling Price \$2,400,000 - \$2,550,000 **Median House Price** June guarter 2025: \$2,170,000

Property Type: House Land Size: 799 sqm approx

Agent Comments



Comparable Properties



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)





Agent Comments

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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)





Price: \$2,355,000

Method: Sold Before Auction

Date: 07/05/2025

Rooms: 7

Property Type: House (Res) Land Size: 571 sqm approx

Account - VICPROP | P: 03 8888 1011





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4 bedrooms plus 1 study/5th bedroom

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