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	136 Ivanhoe Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $2,050,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2024 to 31/12/2024 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	2 Meryton La IVANHOE 3079	$2,025,000	08/01/2025
2	5 Lawrence St EAGLEMONT 3084	$2,106,000	09/11/2024
3	147 Waterdale Rd IVANHOE 3079	$2,125,000	20/09/2024

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: 05/03/2025 13:03

136 Ivanhoe Parade, Ivanhoe Vic 3079



3 2 0

Rooms: 6
Property Type: House (Res)
Land Size: 639.046020507813 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
December quarter 2024: $2,050,000

Comparable Properties



2 Meryton La IVANHOE 3079 (REI)

3 2 2

Price: $2,025,000
Method: Auction Sale
Date: 08/01/2025
Rooms: 6
Property Type: House (Res)
Land Size: 514 sqm approx

Agent Comments



5 Lawrence St EAGLEMONT 3084 (REI/VG)

5 2 1

Price: $2,106,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments



147 Waterdale Rd IVANHOE 3079 (REI/VG)

4 3 2

Price: $2,125,000
Method: Sold Before Auction
Date: 20/09/2024
Rooms: 7
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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