

# 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](https://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



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)**

[Agent Comments](#)

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



**5 Lawrence St EAGLEMONT 3084 (REI/VG)**

[Agent Comments](#)

5 2 1

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



**147 Waterdale Rd IVANHOE 3079 (REI/VG)**

[Agent Comments](#)

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

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