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	136 Ivanhoe Parade, Ivanhoe Vic 3079
Including suburb and	
postcode	

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	Pro	perty 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.

Ad	dress 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









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)

Price: \$2,025,000 Method: Auction Sale Date: 08/01/2025

Rooms: 6

Property Type: House (Res) Land Size: 514 sqm approx **Agent Comments**





Agent Comments



5 Lawrence St EAGLEMONT 3084 (REI/VG)

5

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



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.