

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

18 Gilbert Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,807,500

Property Type House

Suburb Ivanhoe

Period - From 01/04/2026

to

30/06/2026

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	4 Como St ALPHINGTON 3078	\$1,720,000	01/08/2026
2	58 Melcombe Rd IVANHOE 3079	\$1,525,000	29/07/2026
3	84 Ivanhoe Pde IVANHOE 3079	\$1,795,000	30/05/2026

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:

08/09/2026 12:03



 3  1  2

Property Type: House
Land Size: 887 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 June quarter 2026: \$1,807,500

Comparable Properties



4 Como St ALPHINGTON 3078 (REI)

Agent Comments

 4  1  2

Price: \$1,720,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)
Land Size: 786 sqm approx



58 Melcombe Rd IVANHOE 3079 (REI)

Agent Comments

 3  1  1

Price: \$1,525,000
Method: Sold Before Auction
Date: 29/07/2026
Rooms: 6
Property Type: House (Res)
Land Size: 779 sqm approx



84 Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,795,000
Method: Auction Sale
Date: 30/05/2026
Rooms: 5
Property Type: House (Res)
Land Size: 627 sqm approx

Account - Barry Plant | P: 03 9874 3355