

## 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  
2/3 Liberty Parade, Ivanhoe Vic 3079

#### Indicative selling price

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

Range between \$949,000 & \$969,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$715,000</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Ivanhoe</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2024</span>	to	<span style="border: 1px solid black; padding: 2px;">30/09/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	2/75 Ivanhoe Pde IVANHOE 3079	\$915,000	05/12/2025
2	5/123 Waterdale Rd IVANHOE 3079	\$977,000	10/10/2025
3	1/80 Ford St IVANHOE 3079	\$930,000	14/08/2025

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:

12/12/2025 11:09

Mark Britt  
03 9490 0548  
0401 841 190

mbritt@milesre.com.au

**Indicative Selling Price**  
\$949,000 - \$969,000

**Median Unit Price**

Year ending September 2025: \$715,000



**Property Type:**

Agent Comments

## Comparable Properties



**2/75 Ivanhoe Pde IVANHOE 3079 (REI)**



**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Unit  
**Land Size:** 186 sqm approx

Agent Comments



**5/123 Waterdale Rd IVANHOE 3079 (REI/VG)**



**Price:** \$977,000  
**Method:** Auction Sale  
**Date:** 10/10/2025  
**Rooms:** 4  
**Property Type:** House (Res)

Agent Comments



**1/80 Ford St IVANHOE 3079 (REI/VG)**



**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 14/08/2025  
**Property Type:** Unit  
**Land Size:** 433 sqm approx

Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089