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	20 Langs Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price $1,825,000

Median sale price

Median price $2,125,250 Property Type House Suburb Ivanhoe

Period - From 01/04/2025 to 31/03/2026 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	84 Ivanhoe Pde IVANHOE 3079	$1,795,000	30/05/2026
2			
3			

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: 12/06/2026 09:33

20 Langs Road, Ivanhoe Vic 3079

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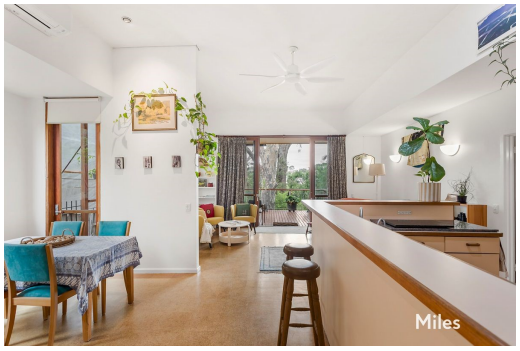

4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 1015 sqm approx

Agent Comments

Indicative Selling Price
$1,825,000
Median House Price
Year ending March 2026: $2,125,250

Comparable Properties

84 Ivanhoe Pde IVANHOE 3079 (REI)

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

Agent Comments

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.

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