Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	20 Oriel Road, Ivanhoe Vic 3079
Including suburb and postcode	20 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

Property offered for sale

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

Range between \$1,149,000	&	\$1,169,000
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Median sale price

Median price	\$1,992,500	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/01/2025	to	31/03/2025		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 sixmonths 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	2/88 Beatty St IVANHOE 3079	\$1,160,000	15/01/2025
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:	23/06/2025 09:56





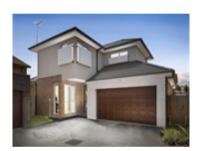




Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,149,000 - \$1,169,000 Median House Price March quarter 2025: \$1,992,500

Comparable Properties



2/88 Beatty St IVANHOE 3079 (REI/VG)

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a 2

Price: \$1,160,000 **Method:** Private Sale **Date:** 15/01/2025

Property Type: Townhouse (Single)

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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