

# 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

22 Donaldson Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,090,000

### Median sale price

Median price \$1,992,500

Property 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 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	143 Ivanhoe Pde IVANHOE 3079	\$2,095,000	27/03/2025
2	12 Mandall Av IVANHOE 3079	\$1,925,000	22/03/2025
3	2 Meryton La IVANHOE 3079	\$2,025,000	08/01/2025

**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:

09/04/2025 15:01



3   
 2   
 2

**Property Type:** House (Res)

**Land Size:** 487 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,950,000 - \$2,090,000

**Median House Price**

March quarter 2025: \$1,992,500

## Comparable Properties



**143 Ivanhoe Pde IVANHOE 3079 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$2,095,000

**Method:** Private Sale

**Date:** 27/03/2025

**Property Type:** House

**Land Size:** 788 sqm approx



**12 Mandall Av IVANHOE 3079 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,925,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 638 sqm approx



**2 Meryton La IVANHOE 3079 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$2,025,000

**Method:** Private Sale

**Date:** 08/01/2025

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 514 sqm approx

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996