#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$2,025,000

#### Property offered for sale

22 Donaldson Street, Ivanhoe Vic 3079

#### Indicative selling price

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

Range between	\$1,950,000	&	\$2,090,000

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

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



08/01/2025











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** 

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** 

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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.