

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

28 Latham Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,395,000

&

\$1,495,000

Median sale price

Median price \$838,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2026

to 30/06/2026

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	1/35 Kenilworth Pde IVANHOE 3079	\$1,485,300	13/06/2026
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:

12/08/2026 09:19



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Property Type: Townhouse (Single)
Land Size: 196 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000 - \$1,495,000
Median Unit Price
June quarter 2026: \$838,500

Comparable Properties



1/35 Kenilworth Pde IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$1,485,300
Method: Sold Before Auction
Date: 13/06/2026
Property Type: Townhouse (Res)
Land Size: 423 sqm approx

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.