

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

29 Magnolia Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,170,000

Property Type House

Suburb Ivanhoe

Period - From 01/04/2025

to

30/06/2025

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	18 Rotherwood Rd IVANHOE EAST 3079	\$2,000,000	23/08/2025
2	71 The Eyrie EAGLEMONT 3084	\$2,300,000	27/06/2025
3	86 Studley Rd EAGLEMONT 3084	\$1,961,000	19/05/2025

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:

25/08/2025 12:20

Maggie Sun

0425 790 930

0425 790 930

Maggie.Sun@vicprop.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2025: \$2,170,000



4 2 2

Property Type: House

Land Size: 1203 sqm approx

Agent Comments

Comparable Properties



18 Rotherwood Rd IVANHOE EAST 3079 (REI)

Agent Comments

3 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House

Land Size: 950 sqm approx



71 The Eyrie EAGLEMONT 3084 (REI)

Agent Comments

4 1 1

Price: \$2,300,000

Method: Sold Before Auction

Date: 27/06/2025

Property Type: House (Res)

Land Size: 822 sqm approx



86 Studley Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$1,961,000

Method: Sold Before Auction

Date: 19/05/2025

Property Type: House (Res)

Land Size: 663 sqm approx

Account - VICPROP | P: 03 8888 1011