

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

3/7 Curzon Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,285,000

Median sale price

Median price

\$890,000

Property Type

Townhouse

Suburb

Ivanhoe

Period - From

06/10/2024

to

05/10/2025

Source

Property Data

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	1/5 Edward Ct IVANHOE 3079	\$1,310,500	23/08/2025
2	2/3 Jellicoe St IVANHOE 3079	\$1,300,000	16/08/2025
3	4/76 Hawker St IVANHOE 3079	\$1,132,500	02/07/2025

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:

06/10/2025 12:13

Maggie Sun
0425 790 930
0425 790 930
Maggie.Sun@vicprop.com.au

Indicative Selling Price
\$1,285,000

Median Townhouse Price
06/10/2024 - 05/10/2025: \$890,000



3 2 2

Property Type: Townhouse (Res)
Land Size: 225 sqm approx
Agent Comments

Comparable Properties



1/5 Edward Ct IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,310,500
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)



2/3 Jellicoe St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 16/08/2025
Rooms: 4
Property Type: Townhouse (Res)



4/76 Hawker St IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$1,132,500
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Single)