Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Pro	perty Type To	wnhouse		Suburb	Ivanhoe
Period - From	06/10/2024	to	05/10/2025		Source	Property	v 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.

Ad	dress 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.

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> **Indicative Selling Price** \$1,285,000 **Median Townhouse Price**

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





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

Agent Comments

Comparable Properties



1/5 Edward Ct IVANHOE 3079 (REI)

3

Price: \$1,310,500 Method: Auction Sale Date: 23/08/2025

Property Type: Townhouse (Res)

Agent Comments



2/3 Jellicoe St IVANHOE 3079 (REI)

3

Agent Comments

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)

3

Price: \$1,132,500 Method: Private Sale Date: 02/07/2025

Property Type: Townhouse (Single)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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