## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offere	ed for s	sale									
Address Including suburb and postcode			4/45 St Elmo Road, Ivanhoe Vic 3079									
Indica	ıtive selli	ng pric	e									
For the	meaning	of this p	orice see	cons	sumer.vic.go	ov.au/und	erquo	ting				
S	ingle price	\$535,0	000									
Median sale price												
Median price \$590,0			00	Pro	operty Type	Unit			Suburb	Ivanhoe		
Period - From 10/11/2		10/11/2	024	to	09/11/2025	5	Sc	ource	Propert	y Data		
Comp	arable p	roperty	sales	(*De	lete A or B	below a	ıs ap <sub>l</sub>	plica	ble)			
<b>A*</b>	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									Р	rice	Date of sale	
1												
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:									on:	10/11/2025 17:04		

