

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

53 Melcombe Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$2,245,000

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	4 Robina Rd EAGLEMONT 3084	\$2,280,000	10/04/2025
2	39 Beatty St IVANHOE 3079	\$2,225,000	04/03/2025
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:

22/08/2025 14:22



 4  2  1

Rooms: 6
Property Type: House (Res)
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$2,245,000
Median House Price
June quarter 2025: \$2,170,000

Comparable Properties



4 Robina Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,280,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)
Land Size: 533 sqm approx

39 Beatty St IVANHOE 3079 (REI/VG)

Agent Comments

 4  2  -

Price: \$2,225,000
Method: Sold Before Auction
Date: 04/03/2025
Rooms: 6
Property Type: House (Res)
Land Size: 806 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.