

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

56 St Elmo Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,795,000

&

\$2,895,000

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	30a Fairy St IVANHOE 3079	\$2,885,000	05/08/2025
2	29 Otterington Gr IVANHOE EAST 3079	\$2,890,000	23/07/2025
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:

25/08/2025 10:05



 4  4  2

Property Type: House (Res)

Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price

\$2,795,000 - \$2,895,000

Median House Price

June quarter 2025: \$2,170,000

Comparable Properties



30a Fairy St IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$2,885,000

Method: Sold Before Auction

Date: 05/08/2025

Property Type: House (Res)



29 Otterington Gr IVANHOE EAST 3079 (REI)

Agent Comments

 5  3  2

Price: \$2,890,000

Method: Private Sale

Date: 23/07/2025

Property Type: House

Land Size: 558 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.