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	

Indicative selling price

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

Range between	\$1,800,000	&	\$1,900,000

Median sale price

Median price	\$1,992,500	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/01/2025	to	31/03/2025		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	28 Locksley Rd IVANHOE 3079	\$1,850,000	05/05/2025
2	12 Mandall Av IVANHOE 3079	\$1,925,000	22/03/2025
3	183 The Boulevard IVANHOE EAST 3079	\$1,800,000	18/02/2025

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:	19/05/2025 12:33
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Rooms: 5

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 **Median House Price** March quarter 2025: \$1,992,500

Comparable Properties



28 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

Price: \$1,850,000 Method: Private Sale Date: 05/05/2025

Rooms: 6

Property Type: House (Res) Land Size: 442 sqm approx





12 Mandall Av IVANHOE 3079 (REI)

Price: \$1,925,000 Method: Auction Sale Date: 22/03/2025

Rooms: 6 Property Type: House (Res) Land Size: 638 sqm approx

183 The Boulevard IVANHOE EAST 3079 (REI)



Price: \$1.800.000

Method: Sold Before Auction

Date: 18/02/2025 Rooms: 4

Property Type: House (Res) Land Size: 588 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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Agent Comments

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