

## 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

72 ORIEL ROAD IVANHOE VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,928,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 1/10 TATE STREET IVANHOE VIC 3079   | \$1,725,000 | 31-May-25 |
| 3/2 NOEL STREET IVANHOE VIC 3079    | \$1,420,000 | 26-Jun-25 |
| 53A THORESBY GROVE IVANHOE VIC 3079 | \$1,985,000 | 25-Jul-25 |

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 6 months.~~

This Statement of Information was prepared on: 01 September 2025



**1/10 TATE STREET IVANHOE VIC 3079**

Sold Price

<sup>RS</sup>

**\$1,725,000**

Sold Date

**31-May-25**



4



2



2

Distance

**0.87km**



**3/2 NOEL STREET IVANHOE VIC 3079**

Sold Price

<sup>RS</sup>

**\$1,420,000**

Sold Date

**26-Jun-25**



3



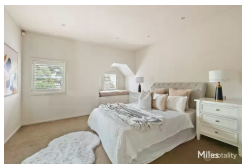
2



2

Distance

**1.23km**



**53A THORESBY GROVE IVANHOE VIC 3079**

Sold Price

<sup>RS</sup>

**\$1,985,000**

Sold Date

**25-Jul-25**



3



2



2

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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