

# 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 97 Locksley 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)

Range between \$2,950,000 & \$3,245,000

### Median sale price

Median price \$2,125,250 Property Type House Suburb Ivanhoe

Period - From 01/04/2025 to 31/03/2026 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	41 Marshall St IVANHOE 3079	\$3,000,000	01/05/2026
2	26 Silverdale Rd EAGLEMONT 3084	\$3,100,000	24/03/2026
3	45 Ormond Rd EAGLEMONT 3084	\$3,160,000	14/02/2026

**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: 19/05/2026 16:41

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4 2 6

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 942 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,950,000 - \$3,245,000  
**Median House Price**  
Year ending March 2026: \$2,125,250

## Comparable Properties



**41 Marshall St IVANHOE 3079 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$3,000,000  
**Method:** Private Sale  
**Date:** 01/05/2026  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 943 sqm approx



**26 Silverdale Rd EAGLEMONT 3084 (REI)**

[Agent Comments](#)

4 3 1

**Price:** \$3,100,000  
**Method:** Sold Before Auction  
**Date:** 24/03/2026  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 950 sqm approx



**45 Ormond Rd EAGLEMONT 3084 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$3,160,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 815 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089