

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

1/40 Magnolia Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

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	7 Erica Ct BELLFIELD 3081	\$1,120,000	18/04/2026
2	4 Waldemar Rd EAGLEMONT 3084	\$963,000	18/04/2026
3	1/24 Green St IVANHOE 3079	\$1,008,000	21/03/2026

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:

26/05/2026 12:27

1/40 Magnolia Road, Ivanhoe Vic 3079

**Nelson
Alexander**

Liz Walker

9490 2900

0412 659 140

lwalker@nelsonalexander.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2026: \$2,125,250



3 1 2

Property Type: House

Agent Comments

Comparable Properties



7 Erica Ct BELLFIELD 3081 (REI)

3 1 3

Price: \$1,120,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 5

Property Type: House (Res)

Land Size: 747 sqm approx

Agent Comments

Similar sized property, Magnolia is less renovated and slightly smaller block



4 Waldemar Rd EAGLEMONT 3084 (REI)

2 1 -

Price: \$963,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 3

Property Type: Unit

Land Size: 305 sqm approx

Agent Comments

Similar location, Waldemar is smaller land holding, smaller house and less renovated than Magnolia



1/24 Green St IVANHOE 3079 (REI/VG)

3 1 2

Price: \$1,008,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 152 sqm approx

Agent Comments

Similar sized house and location to magnolia, Green is a much smaller land holding

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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