

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

1/5 Thoresby Grove, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$2,075,000

Property Type House

Suburb Ivanhoe

Period - From 01/07/2025

to

30/06/2026

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	11 Malta St IVANHOE 3079	\$1,910,000	11/08/2026
2			
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:

28/09/2026 11:10

1/5 Thoresby Grove, Ivanhoe Vic 3079

Nelson
Alexander

James Labiris
9490 2900
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Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending June 2026: \$2,075,000



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



11 Malta St IVANHOE 3079 (REI)

Agent Comments

4 3 2

Price: \$1,910,000
Method: Private Sale
Date: 11/08/2026
Property Type: House
Land Size: 357 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.

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



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