

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

12 Kingsley Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$1,780,000

&

\$1,880,000

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	121 Ford St IVANHOE 3079	\$1,810,000	27/07/2026
2	130 Green St IVANHOE 3079	\$1,820,000	10/04/2026
3	30 Stanley St IVANHOE 3079	\$1,775,000	07/04/2026

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:

19/08/2026 19:59



3 2 2

Property Type: House (Res)
Land Size: 219 sqm approx
Agent Comments

Indicative Selling Price
\$1,780,000 - \$1,880,000
Median House Price
Year ending June 2026: \$2,075,000

Comparable Properties



121 Ford St IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$1,810,000
Method: Private Sale
Date: 27/07/2026
Rooms: 6
Property Type: House (Res)
Land Size: 556.80 sqm approx



130 Green St IVANHOE 3079 (REI/VG)

Agent Comments

4 2 2

Price: \$1,820,000
Method: Private Sale
Date: 10/04/2026
Property Type: House
Land Size: 393 sqm approx



30 Stanley St IVANHOE 3079 (REI/VG)

Agent Comments

4 3 2

Price: \$1,775,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 355 sqm approx