

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

2/11 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$838,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2026

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	4/36 Livingstone St IVANHOE 3079	\$815,000	25/06/2026
2	10/3 Kenilworth Pde IVANHOE 3079	\$775,000	25/05/2026
3	199 Station St FAIRFIELD 3078	\$800,000	05/05/2026

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:

29/08/2026 12:22



3 2 1

Property Type: Strata Unit/Flat

Land Size: 184 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

June quarter 2026: \$838,500

Comparable Properties



4/36 Livingstone St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$815,000

Method: Private Sale

Date: 25/06/2026

Property Type: Townhouse (Single)



10/3 Kenilworth Pde IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

Price: \$775,000

Method: Private Sale

Date: 25/05/2026

Rooms: 4

Property Type: Apartment

199 Station St FAIRFIELD 3078 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 05/05/2026

Property Type: House (Previously Occupied - Detached)

Land Size: 389 sqm approx

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