

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

2/24 Dalveen Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$903,000

Property Type Townhouse

Suburb Ivanhoe

Period - From 20/04/2025

to

19/04/2026

Source Property Data

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	193A Banksia St IVANHOE 3079	\$1,100,000	01/04/2026
2	1/117 Beatty St IVANHOE 3079	\$1,100,000	17/03/2026
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:

20/04/2026 13:37



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
20/04/2025 - 19/04/2026: \$903,000

Comparable Properties



193A Banksia St IVANHOE 3079 (REI) **Agent Comments**

 3  2  2

Price: \$1,100,000
Method: Sold Before Auction
Date: 01/04/2026
Property Type: Townhouse (Res)



1/117 Beatty St IVANHOE 3079 (REI) **Agent Comments**

 3  2  1

Price: \$1,100,000
Method: Private Sale
Date: 17/03/2026
Property Type: Townhouse (Res)

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.