

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

2/53 Norman Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$716,500

Property Type Unit

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	2/114 Maltravers Rd EAGLEMONT 3084	\$900,000	08/05/2026
2	5/48-50 Locksley Rd IVANHOE 3079	\$879,000	30/04/2026
3	1/1 Jellicoe St IVANHOE 3079	\$920,000	09/04/2026

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:

26/05/2026 14:04

2/53 Norman Street, Ivanhoe Vic 3079

Miles
EST 1924

Mark Britt
03 9490 0548
0401 841 190
mbritt@milesre.com.au

Indicative Selling Price

\$870,000 - \$920,000

Median Unit Price

Year ending March 2026: \$716,500



2 2 2

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/114 Maltravers Rd EAGLEMONT 3084 (REI)

Agent Comments

3 2 1

Price: \$900,000

Method: Private Sale

Date: 08/05/2026

Rooms: 4

Property Type: Townhouse (Res)



5/48-50 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

3 1 1

Price: \$879,000

Method: Private Sale

Date: 30/04/2026

Property Type: Unit



1/1 Jellicoe St IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 09/04/2026

Rooms: 4

Property Type: Townhouse (Res)

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



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