

# 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

28 Green Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000

&

\$2,550,000

### Median sale price

Median price \$2,180,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2026

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 | 54 Green St IVANHOE 3079       | \$2,545,000 | 19/03/2026   |
| 2 | 27 Odenwald Rd EAGLEMONT 3084  | \$2,375,000 | 11/03/2026   |
| 3 | 1 Ford St IVANHOE 3079         | \$2,525,000 | 20/11/2025   |

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:

12/05/2026 08:20



**Rooms:** 10  
**Property Type:** House  
**Land Size:** 710 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,350,000 - \$2,550,000  
**Median House Price**  
 March quarter 2026: \$2,180,000

## Comparable Properties



**54 Green St IVANHOE 3079 (REI)**

Agent Comments



**Price:** \$2,545,000  
**Method:** Private Sale  
**Date:** 19/03/2026  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx



**27 Odenwald Rd EAGLEMONT 3084 (REI/VG)**

Agent Comments



**Price:** \$2,375,000  
**Method:** Private Sale  
**Date:** 11/03/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx



**1 Ford St IVANHOE 3079 (REI/VG)**

Agent Comments



**Price:** \$2,525,000  
**Method:** Auction Sale  
**Date:** 20/11/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx

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