

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

29 Green Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,050,000 & \$2,200,000

Median sale price

Median price \$1,992,500 Property Type House Suburb Ivanhoe

Period - From 01/01/2025 to 31/03/2025 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	143 Ivanhoe Pde IVANHOE 3079	\$2,095,000	27/03/2025
2	18 Green St IVANHOE 3079	\$2,340,000	25/03/2025
3	39 Beatty St IVANHOE 3079	\$2,225,000	04/03/2025

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:

07/05/2025 10:24

29 Green Street, Ivanhoe Vic 3079



Marcus Kassab

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Indicative Selling Price

\$2,050,000 - \$2,200,000

Median House Price

March quarter 2025: \$1,992,500



3 2 4

Rooms: 5

Property Type: House

Land Size: 825 sqm approx

Agent Comments

Comparable Properties



143 Ivanhoe Pde IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$2,095,000

Method: Private Sale

Date: 27/03/2025

Property Type: House

Land Size: 788 sqm approx



18 Green St IVANHOE 3079 (REI)

Agent Comments

4 1 3

Price: \$2,340,000

Method: Private Sale

Date: 25/03/2025

Property Type: House

Land Size: 935 sqm approx



39 Beatty St IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$2,225,000

Method: Sold Before Auction

Date: 04/03/2025

Rooms: 6

Property Type: House (Res)

Land Size: 806 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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