

# 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

5/26 Livingstone 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 \$595,000

&

\$650,000

### Median sale price

Median price \$692,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/01/2025

to

31/12/2025

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 | 11/167 Lower Heidelberg Rd IVANHOE EAST 3079 | \$600,000 | 14/03/2026   |
| 2 | 1/383 Station St THORNBURY 3071              | \$651,900 | 26/02/2026   |
| 3 | 1/205 Station St FAIRFIELD 3078              | \$646,000 | 09/12/2025   |

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:

25/03/2026 11:16



**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$595,000 - \$650,000  
**Median Unit Price**  
Year ending December 2025: \$692,500

## Comparable Properties



**11/167 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)** **Agent Comments**



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 14/03/2026  
**Rooms:** 3  
**Property Type:** Apartment



**1/383 Station St THORNBURY 3071 (REI)**

**Agent Comments**



**Price:** \$651,900  
**Method:** Private Sale  
**Date:** 26/02/2026  
**Property Type:** Villa



**1/205 Station St FAIRFIELD 3078 (REI/VG)**

**Agent Comments**



**Price:** \$646,000  
**Method:** Private Sale  
**Date:** 09/12/2025  
**Property Type:** Apartment

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