

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

5/55 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$820,000

&

\$900,000

Median sale price

Median price \$911,500

Property Type Townhouse

Suburb Ivanhoe

Period - From 18/08/2025

to

17/08/2026

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	1/65 Oriel Rd IVANHOE 3079	\$845,000	01/08/2026
2	4/36 Livingstone St IVANHOE 3079	\$815,000	25/06/2026
3	3 Ironbark Cr IVANHOE 3079	\$840,000	05/06/2026

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:

18/08/2026 12:00



Property Type: Townhouse

Land Size: 126m2 (approx.) sqm approx

Agent Comments

Comparable Properties



1/65 Oriel Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 01/08/2026

Property Type: Townhouse (Single)



4/36 Livingstone St IVANHOE 3079 (REI)

Agent Comments



Price: \$815,000

Method: Private Sale

Date: 25/06/2026

Property Type: Townhouse (Single)



3 Ironbark Cr IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 05/06/2026

Property Type: Townhouse (Single)