

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

51 Valentine Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,075,000

Property Type House

Suburb Ivanhoe

Period - From 01/07/2025

to

30/06/2026

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	5 Corona St IVANHOE 3079	\$2,100,000	17/08/2026
2	46 Ormond Rd EAGLEMONT 3084	\$2,202,222	11/08/2026
3	41 Valentine St IVANHOE 3079	\$2,260,000	21/04/2026

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:

25/08/2026 18:07



Property Type: House

Land Size: 630 sqm approx

Agent Comments

Additional off street parking

Comparable Properties



5 Corona St IVANHOE 3079 (REI)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 17/08/2026

Rooms: 5

Property Type: House (Res)

Land Size: 558 sqm approx



46 Ormond Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,202,222

Method: Private Sale

Date: 11/08/2026

Property Type: House (Res)



41 Valentine St IVANHOE 3079 (REI)

Agent Comments



Price: \$2,260,000

Method: Private Sale

Date: 21/04/2026

Rooms: 7

Property Type: House (Res)

Land Size: 571 sqm approx