

# 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

53 The Boulevard, 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 \$2,600,000 & \$2,850,000

### Median sale price

Median price \$2,017,500 Property Type House 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	9 Merton St IVANHOE 3079	\$2,850,000	29/10/2025
2	3/17 Ivanhoe Pde IVANHOE 3079	\$2,599,000	17/09/2025
3	1/17 Ivanhoe Pde IVANHOE 3079	\$2,700,000	01/09/2025

**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:

01/03/2026 18:57



 4   
  3   
  2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 505 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,600,000 - \$2,850,000  
**Median House Price**  
 Year ending December 2025: \$2,017,500

## Comparable Properties



9 Merton St IVANHOE 3079 (REI/VG)

Agent Comments

 4   
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  2

**Price:** \$2,850,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2025  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx

3/17 Ivanhoe Pde IVANHOE 3079 (VG)

Agent Comments

 3   
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**Price:** \$2,599,000  
**Method:** Sale  
**Date:** 17/09/2025  
**Property Type:** Strata Unit/Flat

1/17 Ivanhoe Pde IVANHOE 3079 (VG)

Agent Comments

 3   
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**Price:** \$2,700,000  
**Method:** Sale  
**Date:** 01/09/2025  
**Property Type:** Strata Unit/Flat

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