

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

58 Studley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,807,500

Property Type House

Suburb Ivanhoe

Period - From 01/04/2026

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	1 Veitch St IVANHOE EAST 3079	\$2,105,000	10/07/2026
2	10 Langs Rd IVANHOE 3079	\$2,050,008	23/06/2026
3	27 Charteris Dr IVANHOE EAST 3079	\$2,100,000	26/05/2026

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:

07/09/2026 10:07



3
 2
 2

Property Type: House (Res)

Land Size: 873 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

June quarter 2026: \$1,807,500

Comparable Properties



1 Veitch St IVANHOE EAST 3079 (REI)

Agent Comments

5
 3
 2

Price: \$2,105,000

Method: Private Sale

Date: 10/07/2026

Rooms: 8

Property Type: House (Res)

Land Size: 757 sqm approx



10 Langs Rd IVANHOE 3079 (REI)

Agent Comments

4
 1
 1

Price: \$2,050,008

Method: Private Sale

Date: 23/06/2026

Rooms: 8

Property Type: House (Res)

Land Size: 981 sqm approx



27 Charteris Dr IVANHOE EAST 3079 (REI)

Agent Comments

3
 3
 2

Price: \$2,100,000

Method: Private Sale

Date: 26/05/2026

Rooms: 6

Property Type: House (Res)

Land Size: 794 sqm approx

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