

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

7 Merther Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

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	103 Banksia St EAGLEMONT 3084	\$1,855,000	05/08/2026
2	66 Jellicoe St IVANHOE 3079	\$1,925,000	11/06/2026
3	130 Green St IVANHOE 3079	\$1,820,000	10/04/2026

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:

06/08/2026 12:26



 2  1  1

Rooms: 3
Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
June quarter 2026: \$1,807,500

Comparable Properties



103 Banksia St EAGLEMONT 3084 (REI)

Agent Comments

 5  3  3

Price: \$1,855,000
Method: Private Sale
Date: 05/08/2026
Property Type: House



66 Jellicoe St IVANHOE 3079 (REI)

Agent Comments

 5  2  3

Price: \$1,925,000
Method: Private Sale
Date: 11/06/2026
Rooms: 8
Property Type: House (Res)
Land Size: 577 sqm approx



130 Green St IVANHOE 3079 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,820,000
Method: Private Sale
Date: 10/04/2026
Property Type: House
Land Size: 393 sqm approx

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