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 Stanley Street, Ivanhoe Vic 3079

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$1,800,000		&		\$1,900,0	00		
Median sale p	rice							
Median price	\$1,992,500	Pro	operty Type	Ηοι	ISE		Suburb	Ivanhoe
Period - From	01/01/2025	to	31/03/2025		So	urce	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	28 Locksley Rd IVANHOE 3079	\$1,850,000	05/05/2025
2	12 Mandall Av IVANHOE 3079	\$1,925,000	22/03/2025
3	183 The Boulevard IVANHOE EAST 3079	\$1,800,000	18/02/2025

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:

19/05/2025 12:33









Rooms: 5 Property Type: House (Res) Land Size: 600 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price March quarter 2025: \$1,992,500

Comparable Properties

and the second second	28 Locksley Rd IVANHOE 3079 (REI)	Agent Comments
	Price: \$1,850,000	
	Method: Private Sale	
	Date: 05/05/2025	
	Rooms: 6 Property Type: House (Res)	
	Land Size: 442 sqm approx	
AND AND	12 Mandall Av IVANHOE 3079 (REI)	Agent Comments
	4 🗰 2 🋱 2	
	Price: \$1,925,000	
and the second second	Method: Auction Sale	
a same with	Date: 22/03/2025	
	Rooms: 6	
Mas	Property Type: House (Res) Land Size: 638 sqm approx	
	183 The Boulevard IVANHOE EAST 3079 (REI)	Agent Comments
	1 6 -	
	Price: \$1,800,000	
	Method: Sold Before Auction	
The second second	Date: 18/02/2025	
in the last	Rooms: 4	
/Hies	Property Type: House (Res) Land Size: 588 sqm approx	
count - Jellis Craig P. 03	9499 7992 F: 03 9499 7996	



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