

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 consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,992,500

Property Type House

Suburb Ivanhoe

Period - From 01/01/2025

to

31/03/2025

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	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



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



12 Mandall Av IVANHOE 3079 (REI)

Agent Comments



Price: \$1,925,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 6
Property Type: House (Res)
Land Size: 638 sqm approx



183 The Boulevard IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$1,800,000
Method: Sold Before Auction
Date: 18/02/2025
Rooms: 4
Property Type: House (Res)
Land Size: 588 sqm approx

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