

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 Woodstock Crescent, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$790,000

Median sale price

Median price

\$838,500

Property Type

Unit

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	1/65 Oriel Rd IVANHOE 3079	\$845,000	30/07/2026
2	3 Ironbark Cr IVANHOE 3079	\$840,000	05/06/2026
3	10/3 Kenilworth Pde IVANHOE 3079	\$775,000	25/05/2026

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:

17/09/2026 14:50



Property Type:
Agent Comments

Comparable Properties



1/65 Oriel Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 30/07/2026
Property Type: Townhouse (Res)



3 Ironbark Cr IVANHOE 3079 (REI)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 05/06/2026
Property Type: Townhouse (Single)



10/3 Kenilworth Pde IVANHOE 3079 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 25/05/2026
Rooms: 4
Property Type: Apartment