

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

87 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,850,000

Property Type House

Suburb Ivanhoe

Period - From 07/09/2025

to

06/09/2026

Source Property Data

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	89 Livingstone St IVANHOE 3079	\$1,160,000	25/08/2026
2	45 Rotherwood Rd IVANHOE EAST 3079	\$1,200,000	18/03/2026
3			

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 13:34

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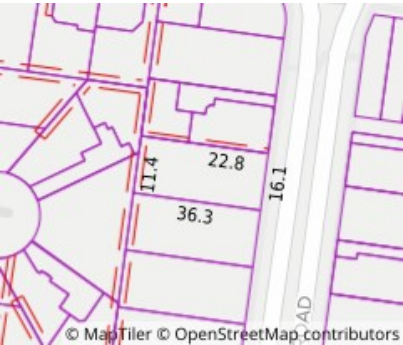
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Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

07/09/2025 - 06/09/2026: \$1,850,000



2 1 1

Rooms: 1

Property Type: House (Previously Occupied - Detached)

Land Size: 593 sqm approx

Agent Comments

Comparable Properties

89 Livingstone St IVANHOE 3079 (REI)

3 1 2

Agent Comments

646m2 (approx.)

Price: \$1,160,000

Method: Private Sale

Date: 25/08/2026

Property Type: House (Res)



45 Rotherwood Rd IVANHOE EAST 3079 (REI)

2 1 2

Agent Comments

Price: \$1,200,000

Method: Private Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 442 sqm approx

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.

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