

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

89 Livingstone Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	1/40 Magnolia Rd IVANHOE 3079	\$1,178,000	20/06/2026
2	26 Ashe Cr BELLFIELD 3081	\$1,130,000	30/04/2026
3	69 Jellicoe St IVANHOE 3079	\$1,300,000	21/02/2026

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:

27/07/2026 15:52



Property Type:

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2026: \$1,807,500

Comparable Properties

**1/40 Magnolia Rd IVANHOE 3079 (REI)**

Agent Comments

**Price:** \$1,178,000**Method:** Auction Sale**Date:** 20/06/2026**Property Type:** House (Res)**Land Size:** 460 sqm approx**26 Ashe Cr BELLFIELD 3081 (REI)**

Agent Comments

**Price:** \$1,130,000**Method:** Private Sale**Date:** 30/04/2026**Property Type:** House (Res)**69 Jellicoe St IVANHOE 3079 (REI/VG)**

Agent Comments

**Price:** \$1,300,000**Method:** Auction Sale**Date:** 21/02/2026**Property Type:** House (Res)**Land Size:** 568 sqm approx