

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

95 Beatty Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$943,500

Property Type Townhouse

Suburb Ivanhoe

Period - From 02/06/2024

to

01/06/2025

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	3/117 Beatty St IVANHOE 3079	\$1,077,000	24/05/2025
2	22 Stanley St IVANHOE 3079	\$1,090,000	11/04/2025
3	165 Dundas St PRESTON 3072	\$1,085,000	04/01/2025

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:

02/06/2025 13:44



3 1 1

Property Type: House
Land Size: 464 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
02/06/2024 - 01/06/2025: \$943,500

Comparable Properties



3/117 Beatty St IVANHOE 3079 (REI) **Agent Comments**

3 2 1

Price: \$1,077,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House



22 Stanley St IVANHOE 3079 (REI/VG) **Agent Comments**

2 1 1

Price: \$1,090,000
Method: Sold Before Auction
Date: 11/04/2025
Property Type: House (Res)
Land Size: 289 sqm approx



165 Dundas St PRESTON 3072 (VG) **Agent Comments**

2 - -

Price: \$1,085,000
Method: Sale
Date: 04/01/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 405 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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