

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

97 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,950,000

&

\$3,245,000

Median sale price

Median price \$2,125,250

Property Type House

Suburb Ivanhoe

Period - From 01/04/2025

to

31/03/2026

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	41 Marshall St IVANHOE 3079	\$3,000,000	01/05/2026
2	26 Silverdale Rd EAGLEMONT 3084	\$3,100,000	24/03/2026
3	45 Ormond Rd EAGLEMONT 3084	\$3,160,000	14/02/2026

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:

19/05/2026 16:41

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4 2 6

Rooms: 7
Property Type: House (Res)
Land Size: 942 sqm approx
Agent Comments

Indicative Selling Price
\$2,950,000 - \$3,245,000
Median House Price
Year ending March 2026: \$2,125,250

Comparable Properties



41 Marshall St IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$3,000,000
Method: Private Sale
Date: 01/05/2026
Rooms: 8
Property Type: House (Res)
Land Size: 943 sqm approx



26 Silverdale Rd EAGLEMONT 3084 (REI)

Agent Comments

4 3 1

Price: \$3,100,000
Method: Sold Before Auction
Date: 24/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 950 sqm approx



45 Ormond Rd EAGLEMONT 3084 (REI)

Agent Comments

4 2 2

Price: \$3,160,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 815 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089