

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

5 Cook Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,700,000 & \$2,800,000

Median sale price

Median price \$2,017,500 Property Type House Suburb Ivanhoe

Period - From 01/01/2025 to 31/12/2025 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 Royal Ct IVANHOE 3079	\$2,800,000	29/11/2025
2			
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.~~

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Rooms: 5
Property Type: House (Res)
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,800,000
Median House Price
Year ending December 2025: \$2,017,500

Comparable Properties



1 Royal Ct IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,800,000
Method: Private Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 654 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.