

# 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

1/24 Green Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$692,500 Property Type Unit 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	2/75 Ivanhoe Pde IVANHOE 3079	\$915,000	05/12/2025
2	2/43 Livingstone St IVANHOE 3079	\$945,000	28/08/2025
3	4/9 Ashby Gr IVANHOE 3079	\$900,000	14/08/2025

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:

11/02/2026 17:18



 3   
  1   
  1

**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median Unit Price**  
 Year ending December 2025: \$692,500

## Comparable Properties



2/75 Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments

 2   
  1   
  2

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 05/12/2025  
**Property Type:** Unit  
**Land Size:** 186 sqm approx



2/43 Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

 3   
  2   
  1

**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 28/08/2025  
**Property Type:** Unit  
**Land Size:** 226 sqm approx



4/9 Ashby Gr IVANHOE 3079 (REI/VG)

Agent Comments

 2   
  1   
  1

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 14/08/2025  
**Rooms:** 3  
**Property Type:** Unit

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996