

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

1/117 Beatty Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,935,000 Property Type House Suburb Ivanhoe

Period - From 16/02/2025 to 15/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

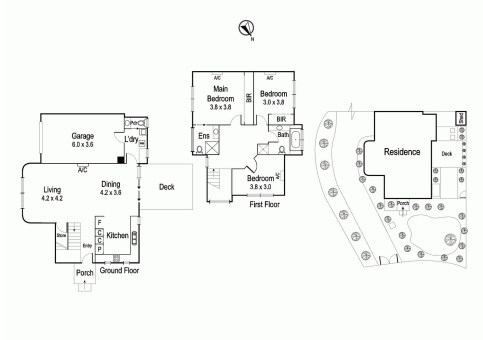
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/311 Upper Heidelberg Rd IVANHOE 3079	\$1,040,000	02/12/2025
2	60 Wimpole Cr BELLFIELD 3081	\$1,060,000	18/11/2025
3	1/123 Raglan St PRESTON 3072	\$1,000,000	21/09/2025

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: 16/02/2026 16:14



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

16/02/2025 - 15/02/2026: \$1,935,000

Comparable Properties



4/311 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 2 1

Price: \$1,040,000

Method: Private Sale

Date: 02/12/2025

Property Type: House (Res)



60 Wimpole Cr BELLFIELD 3081 (REI/VG)

Agent Comments

3 3 2

Price: \$1,060,000

Method: Private Sale

Date: 18/11/2025

Property Type: House (Res)



1/123 Raglan St PRESTON 3072 (VG)

Agent Comments

3 - -

Price: \$1,000,000

Method: Sale

Date: 21/09/2025

Property Type: Townhouse (Conjoined)

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