

# 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

2 Ivanhoe Parade, Ivanhoe Vic 3079

### Indicative selling price

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

Single price \$1,649,000

### Median sale price

Median price \$809,500

Property Type Townhouse

Suburb Ivanhoe

Period - From 24/02/2025

to 23/02/2026

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		
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.~~

This Statement of Information was prepared on:

24/02/2026 18:34

2 Ivanhoe Parade, Ivanhoe Vic 3079

**Nelson  
Alexander**

James Labiris

9490 2900

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**Indicative Selling Price**

\$1,649,000

**Median Townhouse Price**

24/02/2025 - 23/02/2026: \$809,500



 3  2  3

**Property Type:** Apartment

Agent Comments

## Comparable Properties

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.

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



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