

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

133 Ivanhoe Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,057,750

Property Type

House

Suburb

Ivanhoe

Period - From

01/07/2025

to

30/09/2025

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	21 Beauview Pde IVANHOE EAST 3079	\$2,270,000	12/09/2025
2	53 Melcombe Rd IVANHOE 3079	\$2,245,000	22/08/2025
3	26 Robbins St IVANHOE 3079	\$2,355,000	07/05/2025

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:

08/10/2025 11:08



5 3 2

Property Type: House

Land Size: 799 sqm approx

Agent Comments

Comparable Properties



21 Beauview Pde IVANHOE EAST 3079 (REI)

4 3 2

Price: \$2,270,000

Method: Sold Before Auction

Date: 12/09/2025

Rooms: 8

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

4 bedrooms plus home office



53 Melcombe Rd IVANHOE 3079 (VG)

4 - -

Price: \$2,245,000

Method: Sale

Date: 22/08/2025

Property Type: House (Res)

Land Size: 748 sqm approx

Agent Comments

4 bedrooms plus 1 study



26 Robbins St IVANHOE 3079 (REI)

4 2 1

Price: \$2,355,000

Method: Sold Before Auction

Date: 07/05/2025

Rooms: 7

Property Type: House (Res)

Land Size: 571 sqm approx

Agent Comments

4 bedrooms plus 1 study