

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

36 SALISBURY AVENUE IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,080,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

62 MELCOMBE ROAD IVANHOE VIC 3079	\$1,950,000	28-Jan-26
122 KILBY ROAD KEW EAST VIC 3102	\$1,920,000	27-Jan-26
11 HARKER STREET ALPHINGTON VIC 3078	\$1,935,000	04-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 23 February 2026



**62 MELCOMBE ROAD IVANHOE
VIC 3079**

5 2 3

Sold Price ^{RS} **\$1,950,000** ^{UN} Sold Date **28-Jan-26**

Distance **2.18km**



**122 KILBY ROAD KEW EAST VIC
3102**

4 2 2

Sold Price ^{RS} **\$1,920,000** ^{UN} Sold Date **27-Jan-26**

Distance **2.44km**



**11 HARKER STREET ALPHINGTON
VIC 3078**

3 1 2

Sold Price ^{RS} **\$1,935,000** ^{UN} Sold Date **04-Feb-26**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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