Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 14/10/2026

Property offered for sale

Address
Including suburb and postcode: 76 St Elmo Road, Ivanhoe Vic 3079

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	4	2	320	610

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Singleprice: | or | Range between: $2,450,000 | & | $2,650,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,800,000 | Property type: House | Suburb: Ivanhoe

Period from: 01/07/2026 | to: 30/09/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	51 Valentine St IVANHOE 3079				
Sale price	$2,515,000	Date of sale	04/09/2026		
Key features **Building Type**	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m2)**	**Total land size (in m2)**
House (Res)	4	2	2	203	630

Comparable property 2

Address	19 Fairy St IVANHOE 3079				
Sale price	$2,525,000	Date of sale	14/07/2026		
Key features **Building Type**	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m2)**	**Total land size (in m2)**
House	4	3	2	232	605

Comparable property 3

Address	40a St Elmo Rd IVANHOE 3079				
Sale price	$2,235,000	Date of sale	02/05/2026		
Key features **Building Type**	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m2)**	**Total land size (in m2)**
House (Res)	4	2	2	232	400

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Saleprice | Unconditionalsaledate

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https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=f9ade96b4156fb80d905984bf85d5e0f

VICPROP



4 4 2

Property Type: House
Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price

$2,450,000 - $2,650,000

Median House Price

September quarter 2026: $1,800,000

Comparable Properties



51 Valentine St IVANHOE 3079 (REI)

4 2 2

Price: $2,515,000
Method: Private Sale
Date: 04/09/2026
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



19 Fairy St IVANHOE 3079 (REI)

4 3 2

Price: $2,525,000
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 605 sqm approx

Agent Comments



40a St Elmo Rd IVANHOE 3079 (REI)

4 2 2

Price: $2,235,000
Method: Auction Sale
Date: 02/05/2026
Rooms: 6
Property Type: House (Res)
Land Size: 400 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011

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