

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

1/53 Norman Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$705,750

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2025

to

30/06/2025

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	3/118 Locksley Rd EAGLEMONT 3084	\$1,818,000	05/08/2025
2	3/2 Noel St IVANHOE 3079	\$1,420,000	20/06/2025
3	31a Sherwood Rd IVANHOE 3079	\$1,820,000	22/02/2025

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:

12/08/2025 11:01



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median Unit Price

June quarter 2025: \$705,750

Comparable Properties



3/118 Locksley Rd EAGLEMONT 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,818,000

Method: Private Sale

Date: 05/08/2025

Property Type: Townhouse (Single)



3/2 Noel St IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$1,420,000

Method: Private Sale

Date: 20/06/2025

Rooms: 4

Property Type: Townhouse (Res)



31a Sherwood Rd IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,820,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 413 sqm approx

Account - Barry Plant | P: (03) 9431 1243