

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

2/43 Livingstone Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Ivanhoe

Period - From 28/07/2024 to 27/07/2025 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	120b Green St IVANHOE 3079	\$930,000	06/03/2025
2	2/119 Valentine St IVANHOE 3079	\$940,000	08/02/2025
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.~~

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Indicative Selling Price

\$880,000 - \$950,000

Median Unit Price

28/07/2024 - 27/07/2025: \$695,000



3 2 1

Property Type: Unit
Land Size: 226 sqm approx
Agent Comments

Comparable Properties



120b Green St IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$930,000
Method: Auction Sale
Date: 06/03/2025
Property Type: Townhouse (Res)



2/119 Valentine St IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

Price: \$940,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)

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.