

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 2/98 Ivanhoe Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$911,500 Property Type Townhouse Suburb Ivanhoe

Period - From 26/05/2025 to 25/05/2026 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	1/135 Ivanhoe Pde IVANHOE 3079	\$1,305,000	07/05/2026
2	1/22 Stortford Av IVANHOE 3079	\$1,280,000	26/03/2026
3	3/8 Donaldson St IVANHOE 3079	\$1,380,000	19/03/2026

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: 26/05/2026 13:11



3 2 2

Property Type: Townhouse
Land Size: 216m2 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
26/05/2025 - 25/05/2026: \$911,500

Comparable Properties



1/135 Ivanhoe Pde IVANHOE 3079 (REI)

Agent Comments

3 2 1

Price: \$1,305,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)



1/22 Stortford Av IVANHOE 3079 (REI)

Agent Comments

3 2 1

Price: \$1,280,000
Method: Private Sale
Date: 26/03/2026
Rooms: 6
Property Type: Townhouse (Res)



3/8 Donaldson St IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,380,000
Method: Sold Before Auction
Date: 19/03/2026
Rooms: 5
Property Type: Townhouse (Res)