

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

42 Edwin Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,925,000

Property Type House

Suburb Ivanhoe

Period - From 17/06/2024

to

16/06/2025

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	150 Banksia St IVANHOE 3079	\$1,634,500	23/04/2025
2			
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.~~

This Statement of Information was prepared on:

17/06/2025 14:20



Property Type: House
Land Size: 703 sqm approx
Agent Comments

Comparable Properties



150 Banksia St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,634,500
Method: Auction Sale
Date: 23/04/2025
Rooms: 6
Property Type: House (Res)
Land Size: 669 sqm approx

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.