

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

1/5 Edward Court, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$928,000

Property Type Townhouse

Suburb Ivanhoe

Period - From 01/08/2024

to 31/07/2025

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	4/76 Hawker St IVANHOE 3079	\$1,132,500	02/07/2025
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:

01/08/2025 12:20



 3  2  2

Property Type: Townhouse
(Single)
Land Size: 246 sqm sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
01/08/2024 - 31/07/2025: \$928,000

Comparable Properties



4/76 Hawker St IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,132,500
Method: Private Sale
Date: 02/07/2025
Property Type: Townhouse (Single)

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.