

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

6 Rose Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,300,000

&

\$2,400,000

Median sale price

Median price \$2,017,500

Property Type House

Suburb Ivanhoe

Period - From 01/01/2025

to

31/12/2025

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	105 Maltravers Rd IVANHOE EAST 3079	\$2,300,000	11/11/2025
2	9 Bennett St ALPHINGTON 3078	\$2,375,000	24/09/2025
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.~~

This Statement of Information was prepared on:

22/01/2026 11:47



Rooms: 6
Property Type: House
Agent Comments

Comparable Properties



105 Maltravers Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,300,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: House (Res)



9 Bennett St ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$2,375,000
Method: Private Sale
Date: 24/09/2025
Property Type: House (Res)
Land Size: 606 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.