

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

20 Langs Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,000,000

&

\$2,100,000

Median sale price

Median price \$1,955,500

Property Type House

Suburb Ivanhoe

Period - From 03/03/2025

to

02/03/2026

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	135 Maltravers Rd IVANHOE 3079	\$2,132,000	28/02/2026
2	9 Robbins St IVANHOE 3079	\$2,080,000	29/11/2025
3	110 St Elmo Rd IVANHOE 3079	\$1,998,000	04/10/2025

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:

03/03/2026 14:38



Property Type: House (Res)
Land Size: 1041 sqm approx
Agent Comments

Comparable Properties



135 Maltravers Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$2,132,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 813 sqm approx



9 Robbins St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,080,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 568 sqm approx



110 St Elmo Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,998,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 753 sqm approx