

# 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

90 Locksley Road, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000 & \$2,800,000

### 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	2 Green St IVANHOE 3079	\$2,780,000	21/02/2026
2	4 Caerleon Ct EAGLEMONT 3084	\$2,850,000	13/12/2025
3	1 Royal Ct IVANHOE 3079	\$2,800,000	29/11/2025

**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:

26/02/2026 12:29



5 3 2

**Property Type:** House  
**Land Size:** 553 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,800,000  
**Median House Price**  
Year ending December 2025: \$2,017,500

## Comparable Properties



**2 Green St IVANHOE 3079 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,780,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**4 Caerleon Ct EAGLEMONT 3084 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,850,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 829 sqm approx



**1 Royal Ct IVANHOE 3079 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133



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