

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

7 Malta Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,998,000

Property Type House

Suburb Ivanhoe

Period - From 01/10/2025

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	122 Valentine St IVANHOE 3079	\$1,523,000	24/02/2026
2	63 Jellicoe St IVANHOE 3079	\$1,517,000	09/12/2025
3	185 Clarendon St THORNBURY 3071	\$1,647,500	26/11/2025

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:

02/03/2026 16:05



3 1 2

Property Type: House (Res)
Land Size: 647 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
December quarter 2025: \$1,998,000

Comparable Properties

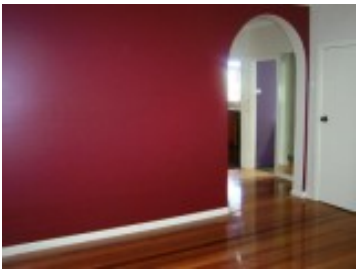


122 Valentine St IVANHOE 3079 (REI)

Agent Comments

4 1 2

Price: \$1,523,000
Method: Sold Before Auction
Date: 24/02/2026
Property Type: House
Land Size: 587 sqm approx



63 Jellicoe St IVANHOE 3079 (REI)

Agent Comments

1 1 1

Price: \$1,517,000
Method: Sold Before Auction
Date: 09/12/2025
Property Type: House (Res)



185 Clarendon St THORNBURY 3071 (REI/VG)

Agent Comments

3 1 2

Price: \$1,647,500
Method: Private Sale
Date: 26/11/2025
Property Type: House
Land Size: 641 sqm approx