

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 54 Beatty Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	29 Linden Av IVANHOE 3079	\$1,392,000	15/11/2025
2	92 Liberty Pde BELLFIELD 3081	\$1,447,000	16/09/2025
3	5 Iffley Ct IVANHOE 3079	\$1,370,000	30/08/2025

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: 24/02/2026 17:20



 3  1  3

Property Type: House
Land Size: 741 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending December 2025: \$2,017,500

Comparable Properties



29 Linden Av IVANHOE 3079 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,392,000
Method: Auction Sale
Date: 15/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 685 sqm approx

92 Liberty Pde BELLFIELD 3081 (VG)

Agent Comments

 4  -  -

Price: \$1,447,000
Method: Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 699 sqm approx



5 Iffley Ct IVANHOE 3079 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,370,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 585 sqm approx

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