

# 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

40a St Elmo 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 \$2,250,000 & \$2,350,000

### 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	72 Jellicoe St IVANHOE 3079	\$2,400,000	03/12/2025
2	105 Maltravers Rd IVANHOE EAST 3079	\$2,300,000	11/11/2025
3	34 Abbotsford Gr IVANHOE 3079	\$2,250,000	11/10/2025

**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:

24/03/2026 09:28



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$2,250,000 - \$2,350,000  
**Median House Price**  
Year ending December 2025: \$2,017,500

## Comparable Properties



**72 Jellicoe St IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$2,400,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** House (Res)  
**Land Size:** 376 sqm approx



**105 Maltravers Rd IVANHOE EAST 3079 (REI/VG)**

**Agent Comments**



**Price:** \$2,300,000  
**Method:** Sold Before Auction  
**Date:** 11/11/2025  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx



**34 Abbotsford Gr IVANHOE 3079 (REI/VG)**

**Agent Comments**



**Price:** \$2,250,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House

**Account - Miles** | P: 03 9497 3222 | F: 03 9499 4089