

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

41 Valentine Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,200,000 & \$2,280,000

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 Fairy St IVANHOE 3079	\$2,250,000	21/03/2026
2	1 Ford St IVANHOE 3079	\$2,525,000	20/11/2025
3	13 Mabel St IVANHOE 3079	\$2,463,000	07/10/2025

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:

02/04/2026 11:43



 4  2  1

Rooms: 8
Property Type: House (Res)
Land Size: 571 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,200,000 - \$2,280,000
Median House Price
Year ending December 2025: \$2,017,500

Comparable Properties



29 Fairy St IVANHOE 3079 (REI)

[Agent Comments](#)

 4  2  2

Price: \$2,250,000
Method: Private Sale
Date: 21/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 690.20 sqm approx



1 Ford St IVANHOE 3079 (REI/VG)

[Agent Comments](#)

 4  2  1

Price: \$2,525,000
Method: Auction Sale
Date: 20/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 670 sqm approx



13 Mabel St IVANHOE 3079 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$2,463,000
Method: Sold Before Auction
Date: 07/10/2025
Property Type: House (Res)
Land Size: 557 sqm approx

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