

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

1 Sherwood Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$3,400,000 & \$3,650,000

Median sale price

Median price \$2,125,250 Property Type House Suburb Ivanhoe

Period - From 01/04/2025 to 31/03/2026 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	30 Outlook Dr EAGLEMONT 3084	\$3,355,000	14/03/2026
2	122 Marshall St IVANHOE 3079	\$3,515,000	05/02/2026
3	19 Rose St IVANHOE 3079	\$3,600,000	27/11/2025

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: 19/05/2026 11:29



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1633 sqm approx
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,650,000
Median House Price
Year ending March 2026: \$2,125,250

Comparable Properties



30 Outlook Dr EAGLEMONT 3084 (REI)

Agent Comments



Price: \$3,355,000
Method: Private Sale
Date: 14/03/2026
Rooms: 11
Property Type: House (Res)
Land Size: 1614 sqm approx



122 Marshall St IVANHOE 3079 (REI)

Agent Comments



Price: \$3,515,000
Method: Private Sale
Date: 05/02/2026
Property Type: House
Land Size: 1268 sqm approx



19 Rose St IVANHOE 3079 (REI)

Agent Comments



Price: \$3,600,000
Method: Private Sale
Date: 27/11/2025
Property Type: House (Res)
Land Size: 800 sqm approx

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