

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

105/1 Abbotsford Grove, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$860,000 & \$945,000

Median sale price

Median price \$692,500 Property Type Unit 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	5/15 Livingstone St IVANHOE 3079	\$925,000	18/02/2026
2	9/15 Livingstone St IVANHOE 3079	\$921,000	06/12/2025
3	303/1066 Heidelberg Rd IVANHOE 3079	\$901,500	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:

07/04/2026 11:05



Property Type:
Agent Comments

Indicative Selling Price
\$860,000 - \$945,000
Median Unit Price
Year ending December 2025: \$692,500

Comparable Properties

5/15 Livingstone St IVANHOE 3079 (VG)

Agent Comments



Price: \$925,000
Method: Sale
Date: 18/02/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

9/15 Livingstone St IVANHOE 3079 (VG)

Agent Comments



Price: \$921,000
Method: Sale
Date: 06/12/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



303/1066 Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$901,500
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment