

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

30 Gilbert Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$2,825,000

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	24 Merton St IVANHOE 3079	\$2,700,000	28/02/2026
2	2 Green St IVANHOE 3079	\$2,780,000	21/02/2026
3	7 Outlook Dr EAGLEMONT 3084	\$2,850,000	24/10/2025

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:

05/03/2026 13:08



 4  2  2

Property Type: House
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$2,825,000
Median House Price
Year ending December 2025: \$2,017,500

Comparable Properties



24 Merton St IVANHOE 3079 (REI)

Agent Comments

 5  2  5

Price: \$2,700,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)



2 Green St IVANHOE 3079 (REI)

Agent Comments

 4  2  2

Price: \$2,780,000
Method: Auction Sale
Date: 21/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 700 sqm approx



7 Outlook Dr EAGLEMONT 3084 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,850,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 1004 sqm approx

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