

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

5 Corona Street, Ivanhoe Vic 3079

Indicative selling price

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

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

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	135 Maltravers Rd IVANHOE 3079	\$2,132,000	28/02/2026
2	105 Maltravers Rd IVANHOE EAST 3079	\$2,300,000	11/11/2025
3	81 The Boulevard IVANHOE 3079	\$2,120,000	26/09/2025

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:

23/03/2026 16:33

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Property Type: House (Previously Occupied - Detached)
Land Size: 556 sqm approx
Agent Comments

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

Comparable Properties



135 Maltravers Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$2,132,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 813 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



81 The Boulevard IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,120,000
Method: Private Sale
Date: 26/09/2025
Property Type: House
Land Size: 664 sqm approx

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