

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

54 Green Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,500,000

&

\$2,650,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Ivanhoe

Period - From 11/03/2025

to

10/03/2026

Source Property Data

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	2 Green St IVANHOE 3079	\$2,780,000	21/02/2026
2	1 Royal Ct IVANHOE 3079	\$2,800,000	29/11/2025
3	1 Ford St IVANHOE 3079	\$2,525,000	20/11/2025

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:

11/03/2026 14:27

**Property Type:** House (Res)**Land Size:** 798 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,650,000

Median House Price

11/03/2025 - 10/03/2026: \$1,950,000

Comparable Properties

**2 Green St IVANHOE 3079 (REI)**

Agent Comments

**Price:** \$2,780,000**Method:** Auction Sale**Date:** 21/02/2026**Rooms:** 6**Property Type:** House (Res)**Land Size:** 700 sqm approx**1 Royal Ct IVANHOE 3079 (REI/VG)**

Agent Comments

**Price:** \$2,800,000**Method:** Private Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 654 sqm approx**1 Ford St IVANHOE 3079 (REI)**

Agent Comments

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

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133