

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
90 Locksley Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$3,080,000

Median sale price

Median price \$2,057,750 Property Type House Suburb Ivanhoe
Period - From 01/07/2025 to 30/09/2025 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 14 King St IVANHOE EAST 3079	\$3,003,000	29/11/2025
2 2 Charteris Dr IVANHOE EAST 3079	\$2,990,000	11/10/2025
3 43 Elphin St IVANHOE 3079	\$3,150,000	07/09/2025

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:

23/12/2025 12:16



5



3



2

Property Type: House**Land Size:** 553 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$3,080,000

Median House Price

September quarter 2025: \$2,057,750

Comparable Properties



14 King St IVANHOE EAST 3079 (REI)



5



2



2

Price: \$3,003,000**Method:** Auction Sale**Date:** 29/11/2025**Property Type:** House (Res)**Land Size:** 904 sqm approx[Agent Comments](#)

2 Charteris Dr IVANHOE EAST 3079 (REI)



5



2



2

Price: \$2,990,000**Method:** Auction Sale**Date:** 11/10/2025**Rooms:** 7**Property Type:** House (Res)**Land Size:** 720 sqm approx[Agent Comments](#)

43 Elphin St IVANHOE 3079 (REI)



4



3



2

Price: \$3,150,000**Method:** Sold Before Auction**Date:** 07/09/2025**Rooms:** 7**Property Type:** House (Res)**Land Size:** 677.20 sqm approx[Agent Comments](#)

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