

# 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](http://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)**

**Agent Comments**

5 2 2

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



**2 Charteris Dr IVANHOE EAST 3079 (REI)**

**Agent Comments**

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



**43 Elphin St IVANHOE 3079 (REI)**

**Agent Comments**

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

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