

# 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 Stanley Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,880,000

### 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	34 Liberty Pde IVANHOE 3079	\$1,800,000	06/12/2025
2	5 Young St IVANHOE 3079	\$1,842,500	26/11/2025
3	55 Livingstone St IVANHOE 3079	\$1,825,000	09/09/2025

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: 02/03/2026 19:36



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**Property Type:** House  
**Land Size:** 355 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,880,000  
**Median House Price**  
 Year ending December 2025: \$2,017,500

## Comparable Properties



**34 Liberty Pde IVANHOE 3079 (REI/VG)**

Agent Comments

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**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 380 sqm approx



**5 Young St IVANHOE 3079 (REI/VG)**

Agent Comments

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**Price:** \$1,842,500  
**Method:** Sold Before Auction  
**Date:** 26/11/2025  
**Property Type:** House (Res)  
**Land Size:** 291 sqm approx



**55 Livingstone St IVANHOE 3079 (VG)**

Agent Comments

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**Price:** \$1,825,000  
**Method:** Sale  
**Date:** 09/09/2025  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx

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