

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

Single price \$1,850,000

Median sale price

Median price \$1,998,000 Property Type House Suburb Ivanhoe
Period - From 01/10/2025 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 30 Flora Gr IVANHOE EAST 3079	\$1,922,000	06/12/2025
3 5 Young St IVANHOE 3079	\$1,842,500	26/11/2025

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:

24/01/2026 18:49



4 3 2

Property Type: House

Land Size: 355 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,850,000

Median House Price

December quarter 2025: \$1,998,000

Comparable Properties



34 Liberty Pde IVANHOE 3079 (REI)

4 2 2

Price: \$1,800,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

[Agent Comments](#)



30 Flora Gr IVANHOE EAST 3079 (REI)

3 2 2

Price: \$1,922,000

Method: Auction Sale

Date: 06/12/2025

Rooms: 5

Property Type: House (Res)

Land Size: 368 sqm approx

[Agent Comments](#)



5 Young St IVANHOE 3079 (REI)

4 2 2

Price: \$1,842,500

Method: Sold Before Auction

Date: 26/11/2025

Property Type: House (Res)

[Agent Comments](#)

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