

# 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)

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:

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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)

Agent Comments

4 2 2

Price: \$1,800,000  
Method: Auction Sale  
Date: 06/12/2025  
Property Type: House (Res)



30 Flora Gr IVANHOE EAST 3079 (REI)

Agent Comments

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



5 Young St IVANHOE 3079 (REI)

Agent Comments

4 2 2

Price: \$1,842,500  
Method: Sold Before Auction  
Date: 26/11/2025  
Property Type: House (Res)