

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

8/9 Kenilworth Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2026 to 31/03/2026 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	1/49 Belmont Rd IVANHOE 3079	\$837,000	11/04/2026
2	2/12 Ashby Gr EAGLEMONT 3084	\$800,000	13/02/2026
3	10/48-50 Locksley Rd IVANHOE 3079	\$857,000	13/12/2025

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:

28/04/2026 10:42

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Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

March quarter 2026: \$725,000



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 93 sqm approx

Agent Comments

Comparable Properties



1/49 Belmont Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$837,000

Method: Auction Sale

Date: 11/04/2026

Rooms: 3

Property Type: Unit



2/12 Ashby Gr EAGLEMONT 3084 (REI/VG)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 13/02/2026

Property Type: Unit



10/48-50 Locksley Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$857,000

Method: Auction Sale

Date: 13/12/2025

Rooms: 3

Property Type: Unit

Account - Jellis Craig | P: 03 94321444