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	2/46 Belmont Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $692,500 Property Type Unit 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	2/75 Ivanhoe Pde IVANHOE 3079	$915,000	05/12/2025
2	4/9 Ashby Gr IVANHOE 3079	$900,000	14/08/2025
3	1/48 Locksley Rd IVANHOE 3079	$893,000	09/08/2025

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: 27/01/2026 16:00

2/46 Belmont Road, Ivanhoe Vic 3079

Nelson Alexander

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Property Type:
Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
Year ending December 2025: $692,500

Comparable Properties



2/75 Ivanhoe Pde IVANHOE 3079 (REI)

2 | 1 | 2

Price: $915,000
Method: Private Sale
Date: 05/12/2025
Property Type: Unit
Land Size: 186 sqm approx

Agent Comments



4/9 Ashby Gr IVANHOE 3079 (REI/VG)

2 | 1 | 1

Price: $900,000
Method: Auction Sale
Date: 14/08/2025
Rooms: 3
Property Type: Unit

Agent Comments



1/48 Locksley Rd IVANHOE 3079 (REI/VG)

2 | 1 | 2

Price: $893,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Unit

Agent Comments

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