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	24 Merton Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $2,900,000 & $3,190,000

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	14 King St IVANHOE EAST 3079	$3,003,000	29/11/2025
2	20 Withers St IVANHOE EAST 3079	$3,100,000	15/11/2025
3	62 Perry St FAIRFIELD 3078	$3,012,000	15/11/2025

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: 02/02/2026 09:47

24 Merton Street, Ivanhoe Vic 3079

RT Edgar



5 2 5

Property Type: House
Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
December quarter 2025: $1,998,000

Comparable Properties



14 King St IVANHOE EAST 3079 (REI)

5 2 2

Price: $3,003,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 904 sqm approx

Agent Comments



20 Withers St IVANHOE EAST 3079 (REI)

4 2 2

Price: $3,100,000
Method: Private Sale
Date: 15/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 954 sqm approx

Agent Comments



62 Perry St FAIRFIELD 3078 (REI)

4 2 1

Price: $3,012,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE

propertydata .com.au

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