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	2/7A Edward Court, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,250,000 & $1,300,000

Median sale price

Median price $809,500 Property Type Townhouse Suburb Ivanhoe

Period - From 03/02/2025 to 02/02/2026 Source Property Data

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	2/328 Upper Heidelberg Rd IVANHOE 3079	$1,300,000	21/11/2025
2	3/7 Curzon St IVANHOE 3079	$1,312,500	14/10/2025
3	1/5 Edward Ct IVANHOE 3079	$1,310,500	23/08/2025

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: 03/02/2026 14:01

2/7A Edward Court, Ivanhoe Vic 3079

Nelson Alexander

Liz Walker
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Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,300,000
Median Townhouse Price
03/02/2025 - 02/02/2026: $809,500

Comparable Properties

2/328 Upper Heidelberg Rd IVANHOE 3079 (VG)

3 - -

Agent Comments

Price: $1,300,000
Method: Sale
Date: 21/11/2025
Property Type: Flat/Unit/Apartment (Res)



3/7 Curzon St IVANHOE 3079 (REI/VG)

3 2 2

Agent Comments

Price: $1,312,500
Method: Private Sale
Date: 14/10/2025
Property Type: Townhouse (Res)
Land Size: 225 sqm approx



1/5 Edward Ct IVANHOE 3079 (REI/VG)

3 2 2

Agent Comments

Price: $1,310,500
Method: Auction Sale
Date: 23/08/2025
Property Type: Townhouse (Res)

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