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	5 Cook Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $2,600,000 & $2,680,000

Median sale price

Median price $2,125,250 Property Type House Suburb Ivanhoe

Period - From 01/04/2025 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	54 Green St IVANHOE 3079	$2,545,000	31/03/2026
2	30 Gilbert Rd IVANHOE 3079	$2,715,000	27/03/2026
3	24 Merton St IVANHOE 3079	$2,700,000	28/02/2026

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: 14/04/2026 09:52

5 Cook Street, Ivanhoe Vic 3079

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5 3 2

Rooms: 9
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,680,000
Median House Price
Year ending March 2026: $2,125,250

Comparable Properties



54 Green St IVANHOE 3079 (REI)

4 1 1

Price: $2,545,000
Method: Private Sale
Date: 31/03/2026
Property Type: House
Land Size: 798 sqm approx

Agent Comments



30 Gilbert Rd IVANHOE 3079 (REI)

4 2 2

Price: $2,715,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 816 sqm approx

Agent Comments



24 Merton St IVANHOE 3079 (REI)

5 2 5

Price: $2,700,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments

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