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	1/22 Stortford Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,225,000 & $1,280,000

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	1/57 Alston St THORNBURY 3071	$1,160,000	26/02/2026
2	119B Waterdale Rd IVANHOE 3079	$1,105,000	22/02/2026
3	3/123 Waterdale Rd IVANHOE 3079	$1,200,000	18/12/2025

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: 17/03/2026 11:07

1/22 Stortford Avenue, Ivanhoe Vic 3079



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,225,000 - $1,280,000
Median Unit Price
Year ending December 2025: $692,500

Comparable Properties

1/57 Alston St THORNBURY 3071 (REI)

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Price: $1,160,000
Method:
Date: 26/02/2026
Property Type: Townhouse (Single)

Agent Comments

119B Waterdale Rd IVANHOE 3079 (REI)

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Price: $1,105,000
Method:
Date: 22/02/2026
Property Type: Townhouse (Single)

Agent Comments



3/123 Waterdale Rd IVANHOE 3079 (REI)

3 2 1

Price: $1,200,000
Method: Private Sale
Date: 18/12/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

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