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 3 / 1 Mabel Street – IVANHOE 3079

Indicative selling price

Single price $ 779,500 - Negotiable

Median sale price

Median price $ 695,000 **Property type** Unit **Suburb** IVANHOE 3079

Period - from 01.03. 25 **to** 01.02.26 **Source** Realestate.com.au

Comparable property sales

These are the properties sold within two kilometres of the property for sale that the estate agent considers to be most comparable to the property for sale.

Address of comparable properties	Price	Date of sale
3 / 28 Livingstone Street – IVANHOE 3079	$ 793,000	04.10.25
4 / 14 Wynstay Crescent - IVANHOE 3079	$ 817,000	07.07.25

This Statement of Information was prepared on 21 / 04 / 2026