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	27 Stanley Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,327,500 Property Type House Suburb Ivanhoe

Period - From 01/10/2022 to 31/12/2022 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	15 Derna St HEIDELBERG WEST 3081	$895,000	05/11/2022
2	326 Station St THORNBURY 3071	$850,000	10/12/2022
3	39 Gotha St HEIDELBERG HEIGHTS 3081	$810,000	17/08/2022

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: 08/02/2023 16:01

27 Stanley Street, Ivanhoe Vic 3079



2 1 1

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 527 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
December quarter 2022: $1,327,500

Comparable Properties



15 Derna St HEIDELBERG WEST 3081 (REI/VG)

3 2 2

Price: $895,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 627 sqm approx

Agent Comments



326 Station St THORNBURY 3071 (REI)

3 1 2

Price: $850,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 519 sqm approx

Agent Comments



39 Gotha St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 2

Price: $810,000
Method: Sold Before Auction
Date: 17/08/2022
Rooms: 3
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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