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	108/1a Noel Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $850,000 & $925,000

Median sale price

Median price $725,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2026 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	105/1 Abbotsford Gr IVANHOE 3079	$900,000	09/05/2026
2	112A/6 Wamba Rd IVANHOE EAST 3079	$855,000	21/04/2026
3	10/1 Wilfred Rd IVANHOE EAST 3079	$850,000	20/03/2026

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: 27/05/2026 13:05

108/1a Noel Street, Ivanhoe Vic 3079

Nelson Alexander



2 2 1

Property Type: Apartment (Res)

Agent Comments

Indicative Selling Price
$850,000 - $925,000
Median Unit Price
March quarter 2026: $725,000

Comparable Properties



105/1 Abbotsford Gr IVANHOE 3079 (REI)

2 2 2

Price: $900,000
Method: Private Sale
Date: 09/05/2026
Rooms: 3
Property Type: Apartment

Agent Comments



112A/6 Wamba Rd IVANHOE EAST 3079 (REI)

2 2 2

Price: $855,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment

Agent Comments

10/1 Wilfred Rd IVANHOE EAST 3079 (VG)

2 - -

Price: $850,000
Method: Sale
Date: 20/03/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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