

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$950,000

### 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	5/15 Livingstone St IVANHOE 3079	\$925,000	18/02/2026
2	12/3 Kiernan Av IVANHOE 3079	\$931,000	26/11/2025
3	106/1066 Heidelberg Rd IVANHOE 3079	\$945,000	20/11/2025

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:

31/03/2026 08:49



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**Property Type:** Apartment (Res)

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median Unit Price**

Year ending December 2025: \$692,500

## Comparable Properties

5/15 Livingstone St IVANHOE 3079 (VG)

Agent Comments

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**Price:** \$925,000

**Method:** Sale

**Date:** 18/02/2026

**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit

12/3 Kiernan Av IVANHOE 3079 (VG)

Agent Comments

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**Price:** \$931,000

**Method:** Sale

**Date:** 26/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

106/1066 Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments

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**Price:** \$945,000

**Method:** Sale

**Date:** 20/11/2025

**Property Type:** Strata Unit/Flat

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



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