

# 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

104/1a 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 \$850,000 & \$920,000

### 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	207/173 The Boulevard IVANHOE EAST 3079	\$850,000	05/04/2026
2	G10/1 Wilfred Rd IVANHOE EAST 3079	\$850,000	20/03/2026
3	1/173 The Boulevard IVANHOE EAST 3079	\$875,000	11/11/2025

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:

22/04/2026 11:19



 2
  2
  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$850,000 - \$920,000

**Median Unit Price**

March quarter 2026: \$725,000

## Comparable Properties

207/173 The Boulevard IVANHOE EAST 3079 (REI)

Agent Comments

 2
  2
  2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 05/04/2026

**Rooms:** 3

**Property Type:** Apartment

G10/1 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments

 2
  2
  1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 20/03/2026

**Rooms:** 3

**Property Type:** Apartment

1/173 The Boulevard IVANHOE EAST 3079 (REI/VG)

Agent Comments

 2
  2
  2

**Price:** \$875,000

**Method:** Private Sale

**Date:** 11/11/2025

**Property Type:** Apartment

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



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