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	19 Fairy Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $2,650,000 & $2,750,000

Median sale price

Median price $2,180,000 Property Type House 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	53 The Boulevard IVANHOE 3079	$2,698,888	21/04/2026
2	30 Gilbert Rd IVANHOE 3079	$2,715,000	27/03/2026
3	24 Merton St IVANHOE 3079	$2,700,000	28/02/2026

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: 01/07/2026 19:03

JellisCraig



4 3 0

Rooms: 7
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Indicative Selling Price
$2,650,000 - $2,750,000
Median House Price
March quarter 2026: $2,180,000

Comparable Properties



53 The Boulevard IVANHOE 3079 (REI)

4 3 2

Price: $2,698,888
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments



30 Gilbert Rd IVANHOE 3079 (REI)

4 2 2

Price: $2,715,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 816 sqm approx

Agent Comments



24 Merton St IVANHOE 3079 (REI/VG)

5 2 5

Price: $2,700,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

REIV THE DIFFERENCE | propertydata.com.au

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