Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 04/11/2026

Property offered for sale

Address
Including suburb and postcode: 2 Townsend Street, Ivanhoe Vic 3079

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	232	586

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $3,400,000 & $3,700,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,805,000 | Property type House | Suburb Ivanhoe

Period: from 04/11/2025 to 03/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	38 The Righi EAGLEMONT 3084		
Sale price	$3,475,000	Date of sale	21/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	N/A	1,353

Comparable property 2

Address	19 Magnolia Rd IVANHOE 3079		
Sale price	$3,690,000	Date of sale	16/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	2	N/A	961

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Ivanhoe East has a relatively low turnover of properties at this price point, and there have been fewer than three genuinely comparable sales within the relevant period that are similar in location, land size, accommodation and overall property characteristics.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a2c246ac8cda9ce7509c7f9db7d624ed

2 Townsend Street, Ivanhoe Vic 3079

Nelson Alexander

James Labiris
9490 2900
0409 094 767
jlabiris@nelsonalexander.com.au



4 2 2

Property Type: House
Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price
$3,400,000 - $3,700,000
Median House Price
04/11/2025 - 03/11/2026: $1,805,000

Comparable Properties



38 The Righi EAGLEMONT 3084 (REI)

4 2 2

Price: $3,475,000
Method: Private Sale
Date: 21/10/2026
Property Type: House
Land Size: 1353 sqm approx

Agent Comments



19 Magnolia Rd IVANHOE 3079 (REI)

5 3 2

Price: $3,690,000
Method: Private Sale
Date: 16/06/2026
Rooms: 7
Property Type: House (Res)
Land Size: 961 sqm approx

Agent Comments

Ivanhoe East has a relatively low turnover of properties at this price point, and there have been fewer than three genuinely comparable sales within the relevant period that are similar in location, land size, accommodation and overall property characteristics.

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.