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	48 Studley Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,650,000 Property Type House Suburb Ivanhoe

Period - From 01/07/2024 to 30/09/2024 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	91 Maltravers Rd IVANHOE EAST 3079	$2,315,000	06/11/2024
2	18 Hartlands Rd IVANHOE EAST 3079	$2,202,000	30/10/2024
3	11 Charlton Rd EAGLEMONT 3084	$2,150,000	03/08/2024

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: 13/01/2025 10:28

48 Studley Road, Ivanhoe Vic 3079

Nelson Alexander



4 2 0

Property Type: House
Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
September quarter 2024: $1,650,000

Comparable Properties



91 Maltravers Rd IVANHOE EAST 3079 (REI)

4 2 2

Price: $2,315,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



18 Hartlands Rd IVANHOE EAST 3079 (REI)

4 2 3

Price: $2,202,000
Method: Private Sale
Date: 30/10/2024
Property Type: House
Land Size: 920 sqm approx

Agent Comments



11 Charlton Rd EAGLEMONT 3084 (REI/VG)

4 2 2

Price: $2,150,000
Method: Private Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 829 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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