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	18 Green Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $2,050,000 & $2,200,000

Median sale price

Median price $2,050,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2024 to 31/12/2024 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	8 Carmichael St IVANHOE EAST 3079	$2,300,000	04/02/2025
2	91 Maltravers Rd IVANHOE EAST 3079	$2,315,000	06/11/2024
3	46 Waterdale Rd IVANHOE 3079	$2,400,000	28/10/2024

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: 05/03/2025 16:41

18 Green Street, Ivanhoe Vic 3079

Marcus Kassab
03 8415 6100
0412 987 006
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4 1 3

Property Type: House
Land Size: 935 sqm approx

Agent Comments

Indicative Selling Price
$2,050,000 - $2,200,000
Median House Price
December quarter 2024: $2,050,000

Comparable Properties



8 Carmichael St IVANHOE EAST 3079 (REI)

4 2 2

Price: $2,300,000
Method: Sold Before Auction
Date: 04/02/2025
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



91 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

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



46 Waterdale Rd IVANHOE 3079 (REI/VG)

4 2 1

Price: $2,400,000
Method: Sold Before Auction
Date: 28/10/2024
Rooms: 8
Property Type: House (Res)
Land Size: 574 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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