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	28 Carn Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $1,992,500 Property Type House Suburb Ivanhoe

Period - From 01/01/2025 to 31/03/2025 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 Lawrence St EAGLEMONT 3084	$2,475,000	22/03/2025
2	48 Studley Rd IVANHOE 3079	$2,288,888	15/02/2025
3	7 Keam St IVANHOE EAST 3079	$2,100,000	21/11/2024

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: 29/04/2025 18:05

28 Carn Avenue, Ivanhoe Vic 3079



4 4 3

Property Type: House
Land Size: 1235 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
March quarter 2025: $1,992,500

Comparable Properties



8 Lawrence St EAGLEMONT 3084 (REI/VG)

4 3 2

Price: $2,475,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments



48 Studley Rd IVANHOE 3079 (REI)

4 3 2

Price: $2,288,888
Method: Private Sale
Date: 15/02/2025
Property Type: House (Res)

Agent Comments



7 Keam St IVANHOE EAST 3079 (REI/VG)

4 2 1

Price: $2,100,000
Method: Private Sale
Date: 21/11/2024
Property Type: House
Land Size: 1015 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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