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	4 Longstaff Street, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $2,370,000

Median sale price

Median price $2,327,500 Property Type House Suburb Ivanhoe East

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	87 Locksley Rd IVANHOE 3079	$2,300,000	09/05/2025
2	1 Warncliffe Rd IVANHOE EAST 3079	$2,355,000	29/03/2025
3	8 Lawrence St EAGLEMONT 3084	$2,475,000	22/03/2025

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: 05/06/2025 12:53

4 Longstaff Street, Ivanhoe East Vic 3079

Nelson Alexander



5 3 2

Property Type: House
Land Size: 887 sqm approx

Agent Comments

Indicative Selling Price
$2,370,000
Median House Price
March quarter 2025: $2,327,500

Comparable Properties



87 Locksley Rd IVANHOE 3079 (REI)

4 2 3

Price: $2,300,000
Method: Private Sale
Date: 09/05/2025
Property Type: House
Land Size: 1115 sqm approx

Agent Comments



1 Warncliffe Rd IVANHOE EAST 3079 (REI)

4 2 2

Price: $2,355,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 859 sqm approx

Agent Comments



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

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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