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	4/67 Livingstone Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $730,000 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2024 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	4/96 St Elmo Rd IVANHOE 3079	$716,500	19/04/2025
2	2/198 Lower Heidelberg Rd IVANHOE EAST 3079	$737,000	09/04/2025
3	4/208 Arthur St FAIRFIELD 3078	$770,000	11/03/2025

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: 20/05/2025 15:02

4/67 Livingstone Street, Ivanhoe Vic 3079



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending March 2025: $730,000

Comparable Properties



4/96 St Elmo Rd IVANHOE 3079 (REI)

2 1 1

Price: $716,500
Method: Private Sale
Date: 19/04/2025
Property Type: Townhouse (Single)
Land Size: 83 sqm approx

Agent Comments



2/198 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

2 1 1

Price: $737,000
Method: Private Sale
Date: 09/04/2025
Rooms: 3
Property Type: Apartment

Agent Comments



4/208 Arthur St FAIRFIELD 3078 (REI/VG)

2 2 1

Price: $770,000
Method: Private Sale
Date: 11/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 94321444

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