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	55 Thoresby Grove, Ivanhoe Vic 3079

Indicative selling price

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

Single price $1,989,000

Median sale price

Median price $2,170,000 Property Type House Suburb Ivanhoe

Period - From 01/04/2025 to 30/06/2025 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	286 Lower Heidelberg Rd IVANHOE EAST 3079	$2,454,000	23/08/2025
2	228 The Boulevard IVANHOE EAST 3079	$2,315,000	19/06/2025
3	59 Wilfred Rd IVANHOE EAST 3079	$2,275,000	18/03/2025

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: 17/09/2025 16:13

55 Thoresby Grove, Ivanhoe Vic 3079

Nelson Alexander



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Property Type: Land
Land Size: 903 sqm approx

Agent Comments

Indicative Selling Price
$1,989,000
Median House Price
June quarter 2025: $2,170,000

Comparable Properties



286 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

3 1 2

Price: $2,454,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 1022 sqm approx

Agent Comments



228 The Boulevard IVANHOE EAST 3079 (REI)

5 3 2

Price: $2,315,000
Method: Private Sale
Date: 19/06/2025
Property Type: House
Land Size: 736 sqm approx

Agent Comments



59 Wilfred Rd IVANHOE EAST 3079 (REI/VG)

6 4 4

Price: $2,275,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 971 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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