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 Kenilworth Parade, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,950,000 & $2,050,000

Median sale price

Median price $1,960,000 Property Type House Suburb Ivanhoe

Period - From 01/07/2024 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	18 Rotherwood Rd IVANHOE EAST 3079	$2,000,000	23/08/2025
2	86 Studley Rd EAGLEMONT 3084	$1,961,000	19/05/2025
3	12 Mandall Av IVANHOE 3079	$1,925,000	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: 27/08/2025 13:16

18 Kenilworth Parade, Ivanhoe Vic 3079

JellisCraig



4 1 2

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000 - $2,050,000
Median House Price
Year ending June 2025: $1,960,000

Comparable Properties



18 Rotherwood Rd IVANHOE EAST 3079 (REI)

3 2 2

Price: $2,000,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 950 sqm approx

Agent Comments



86 Studley Rd EAGLEMONT 3084 (REI/VG)

4 2 2

Price: $1,961,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



12 Mandall Av IVANHOE 3079 (REI/VG)

4 2 2

Price: $1,925,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 6
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

REIV THE DIFFERENCE | propertydata.com.au

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