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	55b Livingstone Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $728,000 Property Type Unit 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	18c Ashby Gr EAGLEMONT 3084	$1,196,000	18/08/2025
2	9 Wadham Rd IVANHOE 3079	$1,235,000	05/08/2025
3			

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: 10/09/2025 12:24

55b Livingstone Street, Ivanhoe Vic 3079

JellisCraig



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 1029 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
Year ending June 2025: $728,000

Comparable Properties



18c Ashby Gr EAGLEMONT 3084 (REI)

3 2 2

Price: $1,196,000
Method: Private Sale
Date: 18/08/2025
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments



9 Wadham Rd IVANHOE 3079 (REI)

4 2 2

Price: $1,235,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 240 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE

propertydata .com.au

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