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	1/30 Oriel Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $2,057,750 Property Type House Suburb Ivanhoe

Period - From 01/07/2025 to 30/09/2025 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	2/11 Skeffington St BELLFIELD 3081	$1,315,000	09/09/2025
2	2/10 Sullivan St BELLFIELD 3081	$1,012,000	28/06/2025
3	3/39 Liberty Pde IVANHOE 3079	$1,468,000	03/06/2025

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: 06/10/2025 08:27

1/30 Oriel Road, Ivanhoe Vic 3079

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
September quarter 2025: $2,057,750

Comparable Properties



2/11 Skeffington St BELLFIELD 3081 (REI)
4 2 2

Price: $1,315,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)

Agent Comments



2/10 Sullivan St BELLFIELD 3081 (VG)
4 - -

Price: $1,012,000
Method: Sale
Date: 28/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/39 Liberty Pde IVANHOE 3079 (REI)
4 3 2

Price: $1,468,000
Method: Private Sale
Date: 03/06/2025
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 226 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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