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: 34a Abbotsford Grove, Ivanhoe Vic 3079

Indicative selling price

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

Range between: $2,250,000 & $2,300,000

Median sale price

Median price: $2,025,000 Property Type: House Suburb: Ivanhoe

Period - From: 01/10/2024 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	34 Abbotsford Gr IVANHOE 3079	$2,250,000	11/10/2025
2			
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: 29/10/2025 13:02

34a Abbotsford Grove, Ivanhoe Vic 3079

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4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,250,000 - $2,300,000
Median House Price
Year ending September 2025: $2,025,000

Comparable Properties



34 Abbotsford Gr IVANHOE 3079 (REI)

4 3 2

Price: $2,250,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House

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.

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