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	5 Young Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,600,000 & $1,750,000

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	151 Locksley Rd EAGLEMONT 3084	$1,781,000	25/08/2025
2	3 Separation St ALPHINGTON 3078	$1,625,000	29/06/2025
3	1/10 Tate St IVANHOE 3079	$1,725,000	31/05/2025

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: 23/10/2025 13:35

5 Young Street, Ivanhoe Vic 3079

Nelson Alexander



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 292 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
September quarter 2025: $2,057,750

Comparable Properties



151 Locksley Rd EAGLEMONT 3084 (REI)

3 1 2

Price: $1,781,000
Method: Private Sale
Date: 25/08/2025
Property Type: House
Land Size: 440 sqm approx

Agent Comments



3 Separation St ALPHINGTON 3078 (REI/VG)

3 2 2

Price: $1,625,000
Method: Auction Sale
Date: 29/06/2025
Property Type: House (Res)
Land Size: 306 sqm approx

Agent Comments



1/10 Tate St IVANHOE 3079 (REI/VG)

4 2 2

Price: $1,725,000
Method: Auction Sale
Date: 31/05/2025
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 344 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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