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	3/11 Langs Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $660,000 & $720,000

Median sale price

Median price $715,000 Property Type Unit 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	6/69 Marshall St IVANHOE 3079	$720,000	15/10/2025
2	5/6 Merton St IVANHOE 3079	$740,000	04/09/2025
3	7/7 Kenilworth Pde IVANHOE 3079	$710,000	22/07/2025

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 13:47

3/11 Langs Road, Ivanhoe Vic 3079

Nelson Alexander



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Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$660,000 - $720,000
Median Unit Price
Year ending September 2025: $715,000

Comparable Properties



6/69 Marshall St IVANHOE 3079 (REI)

2 1 1

Price: $720,000
Method: Sold Before Auction
Date: 15/10/2025
Property Type: Townhouse (Single)
Land Size: 72 sqm approx

Agent Comments



5/6 Merton St IVANHOE 3079 (REI/VG)

2 1 1

Price: $740,000
Method: Private Sale
Date: 04/09/2025
Rooms: 3
Property Type: Unit

Agent Comments



7/7 Kenilworth Pde IVANHOE 3079 (REI/VG)

2 1 1

Price: $710,000
Method: Sold Before Auction
Date: 22/07/2025
Rooms: 3
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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