

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

1.03/71 MARSHALL STREET IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,627,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,017,500

Property type

Other

Suburb

Ivanhoe

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

210/1A NOEL STREET IVANHOE VIC 3079	\$990,000	06-May-26
11/3 KENILWORTH PARADE IVANHOE VIC 3079	\$920,000	11-Aug-25
3 WAVERLEY AVENUE IVANHOE VIC 3079	\$2,424,500	01-Apr-26

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 6 months.~~

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**210/1A NOEL STREET IVANHOE
VIC 3079**

3 2 2

Sold Price ^{RS} **\$990,000** ^{UN} Sold Date **06-May-26**

Distance **0.39km**



**11/3 KENILWORTH PARADE
IVANHOE VIC 3079**

3 2 2

Sold Price **\$920,000** Sold Date **11-Aug-25**

Distance **0.56km**



**3 WAVERLEY AVENUE IVANHOE
VIC 3079**

3 2 2

Sold Price ^{RS} **\$2,424,500** Sold Date **01-Apr-26**

Distance **0.6km**



**8/26-28 IVANHOE PARADE
IVANHOE VIC 3079**

3 2 2

Sold Price **\$1,560,000** Sold Date **23-Dec-25**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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