

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

6 Edward Court, Ivanhoe Vic 3079

Indicative selling price

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

Single price \$1,495,000

Median sale price

Median price \$2,180,000

Property Type House

Suburb Ivanhoe

Period - From 01/01/2026

to 31/03/2026

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	4 Scotts Pde IVANHOE 3079	\$1,490,000	03/04/2026
2	6 Killop St ALPHINGTON 3078	\$1,570,000	24/03/2026
3	245 Darebin Rd THORNBURY 3071	\$1,300,000	07/03/2026

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:

17/04/2026 10:21



Property Type:

Agent Comments

Comparable Properties



4 Scotts Pde IVANHOE 3079 (REI)

Agent Comments



Price: \$1,490,000

Method: Private Sale

Date: 03/04/2026

Rooms: 6

Property Type: House (Res)

Land Size: 597 sqm approx



6 Killop St ALPHINGTON 3078 (REI)

Agent Comments



Price: \$1,570,000

Method: Sold Before Auction

Date: 24/03/2026

Property Type: House (Res)

Land Size: 499 sqm approx



245 Darebin Rd THORNBURY 3071 (REI)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 07/03/2026

Property Type: House (Res)

Land Size: 547 sqm approx

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