



# WE KNOW IVAN- HOE

SUBURB PROFILE



motionproperty

## IVANHOE



**8.8km**

Distance from GPO



**12.2k**

Population

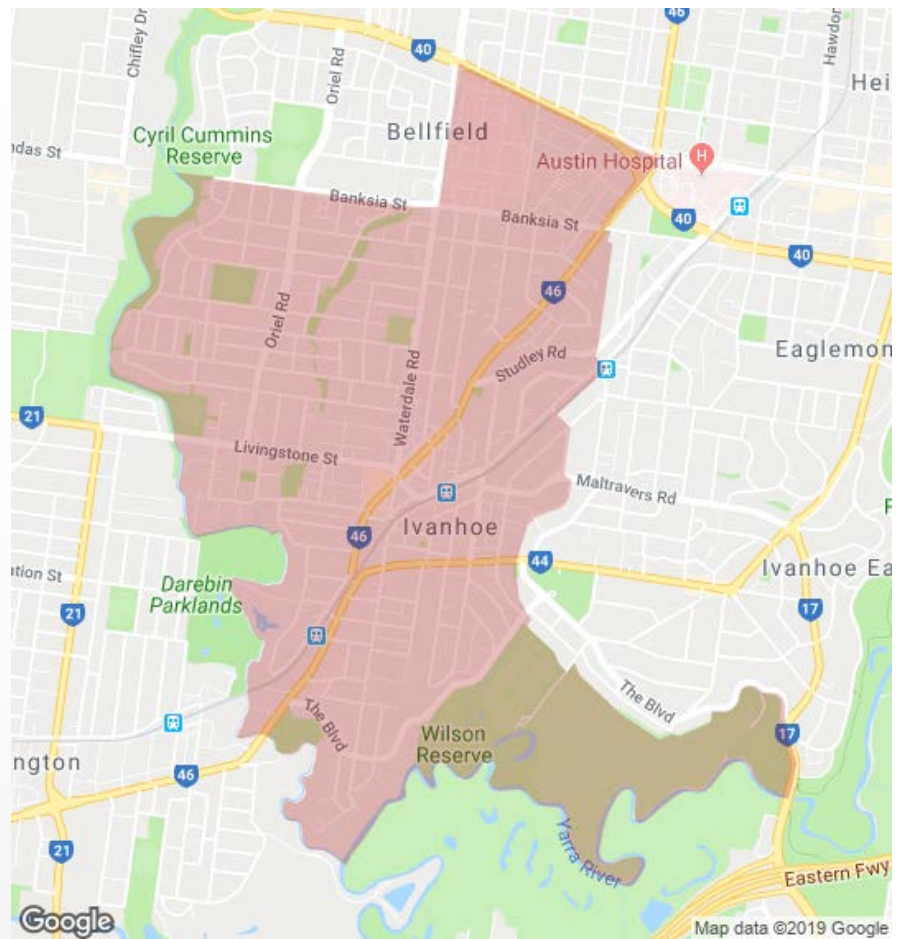
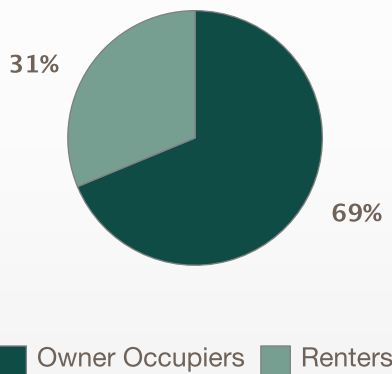
**↑10.0%**

5 year population change



**14 years**

Average length of ownership



The size of Ivanhoe is approximately 5.5 square kilometres. It has 21 parks covering nearly 9.7% of total area. The population of Ivanhoe in 2011 was 11,085 people. By 2016 the population was 12,192 showing a population growth of 10.0% in the area during that time. The predominant age group in Ivanhoe is 30-39 years. Households in Ivanhoe are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Ivanhoe work in a professional occupation. In 2011, 66.7% of the homes in Ivanhoe were owner-occupied compared with 66.7% in 2016. Currently the median sales price of houses in the area is \$1,300,000.



Total dwellings



Total new listings\*



Median Value



Total number currently listed



**2,979**

**87**

**\$1,275,367**

**22**



**3,007**

**125**

**\$631,380**

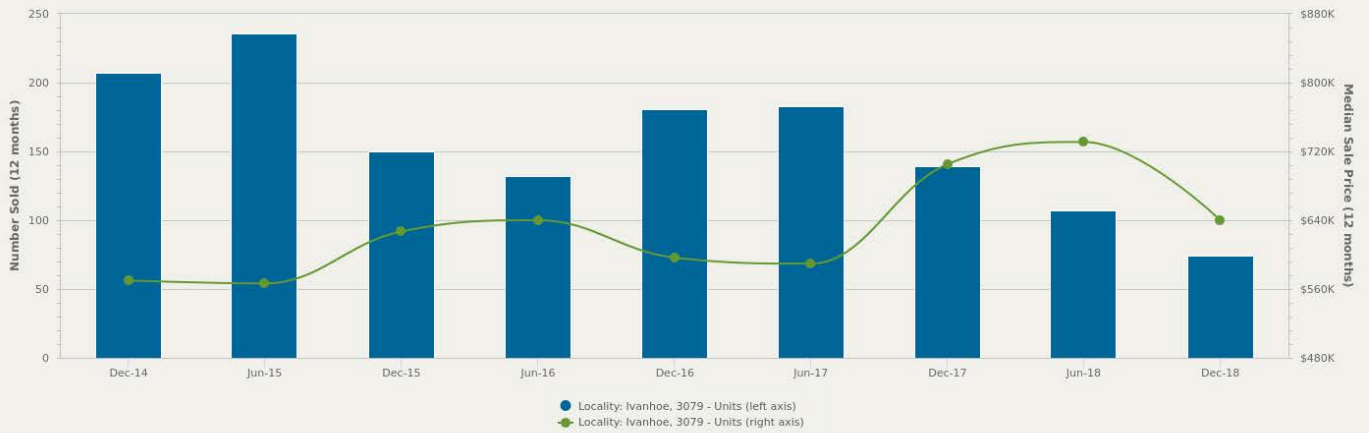
**108**

\*Total number of unique properties listed for sale over the past 12 months.



## UNITS: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

\$796,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$640,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$476,875

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period



## UNITS: MARKET ACTIVITY SNAPSHOT

### ON THE MARKET

**21**

**1**  
BEDROOMS

### RECENTLY SOLD

**13**

<p>No photo available</p>	<p><b>302/3 Kiernan Avenue Ivanhoe VIC 3079</b></p> <p>Listed on 18 Mar 2019 <a href="#">Contact Agent</a></p>	1 1 -	<p><b>8/6 Linton Street Ivanhoe VIC 3079</b></p> <p>Sold on 16 Mar 2019 <b>\$399,000*</b></p>	1 1 728m <sup>2</sup>
	<p><b>102/1031-1033 Heidelberg Road Ivanhoe VIC 3079</b></p> <p>Listed on 15 Mar 2019 <b>Not Disclosed</b></p>	1 1 -	<p><b>912/443 Upper Heidelberg Road Ivanhoe VIC 3079</b></p> <p>Sold on 09 Mar 2019 <b>Not Disclosed</b></p>	1 1 6m <sup>2</sup>

**53**

**2**  
BEDROOMS

**29**

	<p><b>3/41 Kenilworth Parade Ivanhoe VIC 3079</b></p> <p>Listed on 18 Mar 2019 <b>Auction \$600,000-650,000</b></p>	1 1 215m <sup>2</sup>	<p><b>5/76 Marshall Street Ivanhoe VIC 3079</b></p> <p>Sold on 16 Mar 2019 <b>\$667,000*</b></p>	1 1 107m <sup>2</sup>
	<p><b>2/26 Livingstone Street Ivanhoe VIC 3079</b></p> <p>Listed on 18 Mar 2019 <b>\$620,000</b></p>	1 1 -	<p><b>3/73 Jellicoe Street Ivanhoe VIC 3079</b></p> <p>Sold on 11 Mar 2019 <b>Not Disclosed</b></p>	1 1 -

**31**

**3**  
BEDROOMS

**5**

	<p><b>2/139 Bond Street Ivanhoe VIC 3079</b></p> <p>Listed on 18 Mar 2019 <b>\$1,050,000-\$1,100,000</b></p>	2 2 209m <sup>2</sup>	<p><b>2/73 Jellicoe Street Ivanhoe VIC 3079</b></p> <p>Sold on 11 Mar 2019 <b>Not Disclosed</b></p>	1 1 -
	<p><b>10 Myrtle Street Ivanhoe VIC 3079</b></p> <p>Listed on 18 Mar 2019 <a href="#">Contact Agent</a></p>	1 2 173m <sup>2</sup>	<p><b>4/5 Carn Avenue Ivanhoe VIC 3079</b></p> <p>Sold on 09 Mar 2019 <b>Not Disclosed</b></p>	2 2 241m <sup>2</sup>



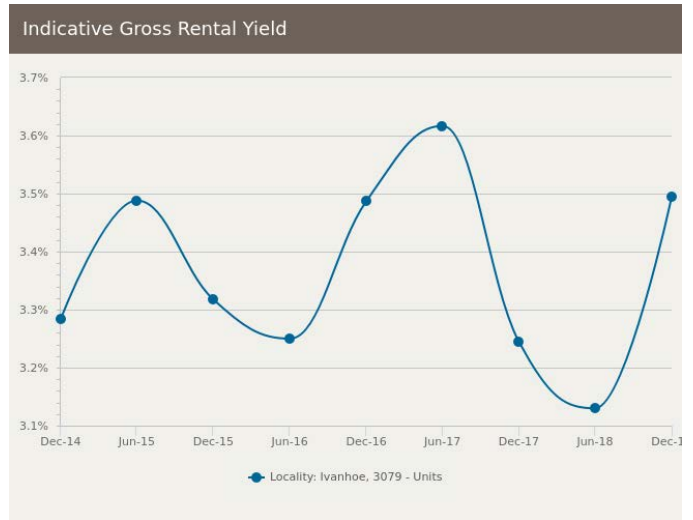
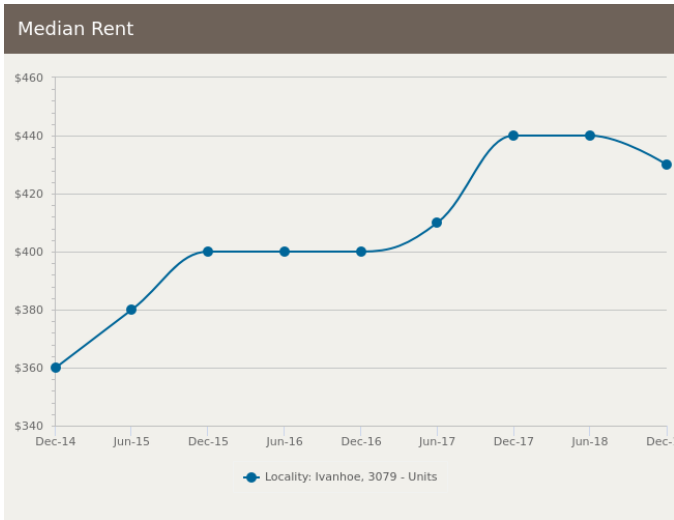
= number of units currently On the Market or Sold within the last 6 months

\*Agent advised





## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

9

1  
BEDROOMS

<p><b>10/5 Noel Street Ivanhoe VIC 3079</b> Listed on 18 Mar 2019 \$300/W</p> <p>1 Car 1 Bath 1,055m<sup>2</sup></p>	<p><b>11/162 Waterdale Road Ivanhoe VIC 3079</b> Listed on 13 Mar 2019 \$310/W</p> <p>1 Car 1 Bath 1,198m<sup>2</sup></p>
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29

2  
BEDROOMS

<p><b>1/1045 Heidelberg Road Ivanhoe VIC 3079</b> Listed on 18 Mar 2019 \$430/W</p> <p>1 Car 1 Bath -</p>	<p><b>1/3 Noel Street Ivanhoe VIC 3079</b> Listed on 18 Mar 2019 \$490/W</p> <p>2 Car 1 Bath 181m<sup>2</sup></p>
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13

3  
BEDROOMS

<p><b>3/43 Linden Avenue Ivanhoe VIC 3079</b> Listed on 18 Mar 2019 \$625/W</p> <p>2 Car 2 Bath 122m<sup>2</sup></p>	<p><b>3/39 Stanley Street Ivanhoe VIC 3079</b> Listed on 18 Mar 2019 - /W</p> <p>2 Car 2 Bath 169m<sup>2</sup></p>
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= number of units observed as On the Market for Rent within the last month

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