

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

1101/109 Bell Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/01/2025

to

31/03/2025

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	101C/1 Wilfred Rd IVANHOE EAST 3079	\$1,270,000	13/02/2025
2	107C/1 Westley Av IVANHOE 3079	\$1,245,000	13/12/2024
3			

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:

11/04/2025 16:36

Vincent Silvestro
03 9068 4851
0426 199 509

vincent@whitefoxrealestate.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

March quarter 2025: \$640,000



3 2 2

Property Type:
Agent Comments

Comparable Properties

101C/1 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments

3 2 2

Price: \$1,270,000
Method:
Date: 13/02/2025
Property Type: Apartment

107C/1 Westley Av IVANHOE 3079 (REI)

Agent Comments

3 2 2

Price: \$1,245,000
Method:
Date: 13/12/2024
Property Type: Apartment

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. There have been only been two comparable sales in the area. 1101/109 Bell Street, Ivanhoe is a 3 bed, 2bath, 2 car apartment with high end finishes throughout.