

# 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

507/109 Bell Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000

&

\$920,000

### Median sale price

Median price \$605,000

Property Type Unit

Suburb Ivanhoe

Period - From 11/04/2024

to

10/04/2025

Source Property Data

### 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		
2		
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 16:27

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**Indicative Selling Price**

\$890,000 - \$920,000

**Median Unit Price**

11/04/2024 - 10/04/2025: \$605,000



 3  2  2

**Property Type:**

Agent Comments

## Comparable Properties

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 no comparable 3 bedroom apartments which have sold in this area. 507/109 Bell Street, Ivanhoe is a 3 bed, 2bath, 2 car apartment with high end finishes throughout.