

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	61 Bond Street, Ivanhoe Vic 3079
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Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,017,500	Property Type House	Suburb Ivanhoe
Period - From 01/01/2025	to 31/12/2025	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	9 Robbins St IVANHOE 3079	\$2,080,000	29/11/2025
2	133 Ivanhoe Pde IVANHOE 3079	\$2,320,000	23/10/2025
3	18 Kenilworth Pde IVANHOE 3079	\$2,250,000	06/09/2025

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:

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Property Type: House

Land Size: 572 sqm approx

Agent Comments

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending December 2025: \$2,017,500

Comparable Properties



9 Robbins St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,080,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 568 sqm approx



133 Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,320,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: House (Res)

Land Size: 799 sqm approx



18 Kenilworth Pde IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,250,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 604 sqm approx

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