

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

78 Bond Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$2,057,750

Property Type

House

Suburb

Ivanhoe

Period - From

01/07/2025

to

30/09/2025

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	173 Banksia St IVANHOE 3079	\$1,420,000	25/10/2025
2	18 Edwin St IVANHOE 3079	\$1,300,000	10/09/2025
3	118 Ford St IVANHOE 3079	\$1,561,000	09/08/2025

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:

30/10/2025 12:02



3 1 2

Property Type: House (Res)
Land Size: 686 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
September quarter 2025: \$2,057,750

Comparable Properties



173 Banksia St IVANHOE 3079 (REI)

Agent Comments

3 1 2

Price: \$1,420,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)



18 Edwin St IVANHOE 3079 (REI)

Agent Comments

3 1 -

Price: \$1,300,000
Method: Private Sale
Date: 10/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 631 sqm approx



118 Ford St IVANHOE 3079 (REI/VG)

Agent Comments

3 1 -

Price: \$1,561,000
Method: Auction Sale
Date: 09/08/2025
Rooms: 6
Property Type: House (Res)
Land Size: 794 sqm approx