

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 66 Jellicoe Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$2,125,250 Property Type House Suburb Ivanhoe

Period - From 01/04/2025 to 31/03/2026 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	61 Bond St IVANHOE 3079	\$2,070,000	01/04/2026
2	65 Jellicoe St IVANHOE 3079	\$1,887,000	14/03/2026
3	62 Melcombe Rd IVANHOE 3079	\$1,950,000	29/01/2026

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.~~

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Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

Year ending March 2026: \$2,125,250



Property Type: House (Previously Occupied - Detached)

Land Size: 572 sqm approx

Agent Comments

Comparable Properties



61 Bond St IVANHOE 3079 (REI)

Agent Comments



Price: \$2,070,000

Method: Private Sale

Date: 01/04/2026

Property Type: House (Res)

Land Size: 572 sqm approx



65 Jellicoe St IVANHOE 3079 (REI)

Agent Comments



Price: \$1,887,000

Method: Private Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



62 Melcombe Rd IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Private Sale

Date: 29/01/2026

Rooms: 8

Property Type: House (Res)

Land Size: 528 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089