

# 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

148A Ford 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 \$1,100,000 & \$1,150,000

### Median sale price

Median price \$813,500 Property Type Townhouse Suburb Ivanhoe

Period - From 30/03/2025 to 29/03/2026 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	1/117 Beatty St IVANHOE 3079	\$1,100,000	17/03/2026
2	2/7a Edward Ct IVANHOE 3079	\$1,280,000	17/02/2026
3	55b Livingstone St IVANHOE 3079	\$1,240,000	18/10/2025

**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:

30/03/2026 12:36

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3   2   2

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 188 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,150,000  
**Median Townhouse Price**  
30/03/2025 - 29/03/2026: \$813,500

## Comparable Properties



1/117 Beatty St IVANHOE 3079 (REI)

Agent Comments

3   2   1

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** Townhouse (Single)



2/7a Edward Ct IVANHOE 3079 (REI)

Agent Comments

3   2   2

**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 17/02/2026  
**Property Type:** Townhouse (Res)



55b Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,240,000  
**Method:** Private Sale  
**Date:** 18/10/2025  
**Property Type:** Townhouse (Res)

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