

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,420,000

### Median sale price

Median price \$1,998,000

Property Type House

Suburb Ivanhoe

Period - From 01/10/2025

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	69 Jellicoe St IVANHOE 3079	\$1,300,000	21/02/2026
2	145 Ford St IVANHOE 3079	\$1,335,000	02/12/2025
3	173 Banksia St IVANHOE 3079	\$1,420,000	25/10/2025

**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:

23/02/2026 13:23



 3
  1
  2

**Property Type:** House (Res)

**Land Size:** 686 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,420,000

**Median House Price**

December quarter 2025: \$1,998,000

## Comparable Properties



**69 Jellicoe St IVANHOE 3079 (REI)**

Agent Comments

 3
  1
  4

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 568 sqm approx



**145 Ford St IVANHOE 3079 (REI)**

Agent Comments

 2
  1
  1

**Price:** \$1,335,000

**Method:** Sold Before Auction

**Date:** 02/12/2025

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**173 Banksia St IVANHOE 3079 (REI/VG)**

Agent Comments

 3
  1
  2

**Price:** \$1,420,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 601 sqm approx

Account - VICPROP | P: 03 8888 1011



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