

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

2/26 Stortford Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2026 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	4/16 Myrtle St IVANHOE 3079	\$882,500	05/11/2025
2			
3			

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

\$850,000 - \$900,000

Median Unit Price

March quarter 2026: \$725,000



 3  1  2

Property Type: House

Agent Comments

Comparable Properties



4/16 Myrtle St IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  2

Price: \$882,500

Method: Private Sale

Date: 05/11/2025

Property Type: Unit

Land Size: 217 sqm approx

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.