

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

61 Bond Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,017,500

Property Type House

Suburb Ivanhoe

Period - From 01/01/2025

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	9 Robbins St IVANHOE 3079	\$2,080,000	29/11/2025
2	133 Ivanhoe Pde IVANHOE 3079	\$2,320,000	23/10/2025
3	18 Kenilworth Pde IVANHOE 3079	\$2,250,000	06/09/2025

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:

03/02/2026 08:59

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending December 2025: \$2,017,500



3 1 0

Property Type: House

Land Size: 572 sqm approx

Agent Comments

Comparable Properties



9 Robbins St IVANHOE 3079 (REI/VG)

Agent Comments

4 3 1

Price: \$2,080,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 568 sqm approx



133 Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments

5 3 2

Price: \$2,320,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: House (Res)

Land Size: 799 sqm approx



18 Kenilworth Pde IVANHOE 3079 (REI/VG)

Agent Comments

4 1 2

Price: \$2,250,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 604 sqm approx

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