Property Price Statement

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 14/10/2026

Units offered for sale

Address
Including suburb and postcode: 118 Ford Street Ivanhoe 3079

Key features of the properties

Unit type or class	House
# of bedrooms	4
# of bathrooms	2
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	229
Total land size (in m2) (may be a range)	397

Indicative selling prices

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Unit type or class	Single price		Lower price		Higher price
House		or range between	$2,200,000	&	$2,400,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Unit address: 118 Ford Street Ivanhoe 3079 Seller's reserve price: N/A

Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: N/A Suburb: N/A

Period - From: N/A To: N/A Source: N/A

Comparable property sales

These are the three most comparable properties to the unit type or class for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
16 Kelvin Rd ALPHINGTON 3078	$2,500,000	24/09/2026

Key features

Building Type	House (Res)
# of bedrooms	4
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
345 Rossmoyne St THORNBURY 3071	$2,500,000	14/09/2026

Key features

Building Type	House (Res)
# of bedrooms	4
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
40a St Elmo Rd IVANHOE 3079	$2,235,000	02/05/2026

Key features

Building Type	House (Res)
# of bedrooms	4
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	400

Reason there are fewer than three comparable properties for a unit type or class

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address	118 Ford Street Ivanhoe 3079	Sale price		Unconditional sale date	

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Including suburb and postcode: 118 Ford Street Ivanhoe 3079

Key features of the properties

Unit type or class	House
# of bedrooms	4
# of bathrooms	2
# of car spaces (+/- 1)	2
Internal floor space (in m2) (may be a range)	226
Total land size (in m2) (may be a range)	397

Indicative selling prices

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Unit type or class	Single price		Lower price		Higher price
House		or range between	$2,200,000	&	$2,400,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

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Unit address: 118 Ford Street Ivanhoe 3079 Seller's reserve price: N/A

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Comparable property 2

Address	Sale price	Date of sale
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Key features

Building Type	House (Res)
# of bedrooms	4
# of bathrooms	2
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
40a St Elmo Rd IVANHOE 3079	$2,235,000	02/05/2026

Key features

Building Type	House (Res)
# of bedrooms	4
# of bathrooms	2
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Internal floor space (in m2)	N/A
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Unit address	118 Ford Street Ivanhoe 3079	Sale price		Unconditional sale date	