

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

2/6 Mabel Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

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	1/22 Stortford Av IVANHOE 3079	\$1,280,000	26/03/2026
2	2/7a Edward Ct IVANHOE 3079	\$1,280,000	17/02/2026
3	3/123 Waterdale Rd IVANHOE 3079	\$1,200,000	18/12/2025

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:

12/05/2026 14:50

Stefan Bontempelli
9499 7992
0413 014 844

StefanBontempelli@jellisraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

March quarter 2026: \$725,000



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/22 Stortford Av IVANHOE 3079 (REI/VG)

Agent Comments

3 2 1

Price: \$1,280,000

Method: Private Sale

Date: 26/03/2026

Rooms: 6

Property Type: Townhouse (Res)



2/7a Edward Ct IVANHOE 3079 (REI/VG)

Agent Comments

3 2 2

Price: \$1,280,000

Method: Private Sale

Date: 17/02/2026

Property Type: Townhouse (Res)



3/123 Waterdale Rd IVANHOE 3079 (REI/VG)

Agent Comments

3 2 1

Price: \$1,200,000

Method: Private Sale

Date: 18/12/2025

Rooms: 4

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996