

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

9/139 Bond Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$2,180,000

Property Type House

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	23 Fairway St IVANHOE 3079	\$1,205,000	08/05/2026
2	1/20 Dalveen Rd IVANHOE 3079	\$1,182,000	23/12/2025
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:

21/05/2026 07:16



3
 2
 1

Property Type: Townhouse
(Single)

Land Size: 113 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

March quarter 2026: \$2,180,000

Comparable Properties



23 Fairway St IVANHOE 3079 (REI)

[Agent Comments](#)

2
 2
 1

Price: \$1,205,000

Method: Private Sale

Date: 08/05/2026

Rooms: 3

Property Type: House (Res)

Land Size: 205 sqm approx



1/20 Dalveen Rd IVANHOE 3079 (REI/VG)

[Agent Comments](#)

3
 2
 2

Price: \$1,182,000

Method: Private Sale

Date: 23/12/2025

Property Type: House (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