

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

9/17 Cedric Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,390,000

&

\$1,430,000

Median sale price

Median price \$1,998,000

Property Type House

Suburb Ivanhoe

Period - From 01/10/2025

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	8/17 Cedric St IVANHOE EAST 3079	\$1,355,000	23/02/2026
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.~~

This Statement of Information was prepared on:

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Stefan Bontempelli
9499 7992
0413 014 844

StefanBontempelli@jellisrcraig.com.au

Indicative Selling Price
\$1,390,000 - \$1,430,000

Median House Price
December quarter 2025: \$1,998,000



 3  2  2

Property Type: Townhouse
Agent Comments

Comparable Properties



8/17 Cedric St IVANHOE EAST 3079 (REI)

Agent Comments

 3  2  2

Price: \$1,355,000
Method: Private Sale
Date: 23/02/2026
Property Type: Townhouse (Single)

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.