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	156 FORD STREET IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,928,000	Property type	House	Suburb	Ivanhoe
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
4/67 LIVINGSTONE STREET IVANHOE VIC 3079	$785,500	12-Jun-25
4/14 WYNSTAY CRESCENT IVANHOE VIC 3079	$817,000	07-Jun-25
3/326 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	$800,000	21-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 13 August 2025

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4/67 LIVINGSTONE STREET IVANHOE VIC 3079

2 1 1

Sold Price RS $785,500 Sold Date 12-Jun-25

Distance 0.66km



4/14 WYNSTAY CRESCENT IVANHOE VIC 3079

2 1 1

Sold Price $817,000 Sold Date 07-Jun-25

Distance 0.97km



3/326 UPPER HEIDELBERG ROAD IVANHOE VIC 3079

2 1 1

Sold Price $800,000 Sold Date 21-Jun-25

Distance 1.8km

RS = Recent sale **UN** = Undisclosed Sale

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