

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

1102/125 Bell Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2025 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	209/443 Upper Heidelberg Rd IVANHOE 3079	\$659,000	28/02/2026
2	1/294a Bell St HEIDELBERG WEST 3081	\$670,000	09/10/2025
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.

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending December 2025: \$692,500



Property Type: Apartment

Agent Comments

Comparable Properties



209/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$659,000

Method: Private Sale

Date: 28/02/2026

Property Type: Apartment

1/294a Bell St HEIDELBERG WEST 3081 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 09/10/2025

Property Type: Strata Unit/Flat

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.

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