Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	9 Mandall Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,325,000 & $1,395,000

Median sale price

Median price $1,891,000 Property Type House Suburb Ivanhoe

Period - From 26/05/2025 to 25/05/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	145 Ford St IVANHOE 3079	$1,335,000	02/12/2025
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 26/05/2026 16:36

9 Mandall Avenue, Ivanhoe Vic 3079

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Property Type: House (Previously Occupied - Detached)
Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price
$1,325,000 - $1,395,000
Median House Price
26/05/2025 - 25/05/2026: $1,891,000

Comparable Properties



145 Ford St IVANHOE 3079 (REI)

2 1 1

Price: $1,335,000
Method: Sold Before Auction
Date: 02/12/2025
Rooms: 5
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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