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	173 Banksia Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $2,170,000 Property Type House Suburb Ivanhoe

Period - From 01/04/2025 to 30/06/2025 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	5 Iffley Ct IVANHOE 3079	$1,370,000	30/08/2025
2	2/3 Jellicoe St IVANHOE 3079	$1,300,000	16/08/2025
3	20 St James Rd HEIDELBERG 3084	$1,355,000	02/08/2025

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: 01/10/2025 17:01

173 Banksia Street, Ivanhoe Vic 3079

Nelson Alexander



2 1 1

Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
June quarter 2025: $2,170,000

Comparable Properties



5 Iffley Ct IVANHOE 3079 (REI)

3 1 2

Price: $1,370,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



2/3 Jellicoe St IVANHOE 3079 (REI)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 16/08/2025
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments



20 St James Rd HEIDELBERG 3084 (REI/VG)

3 1 1

Price: $1,355,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 426 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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