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	69 Jellicoe Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,925,000 Property Type House Suburb Ivanhoe

Period - From 15/01/2025 to 14/01/2026 Source Property Data

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.

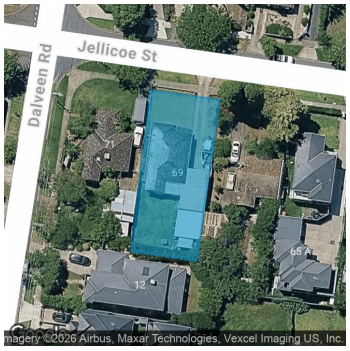
	Address of comparable property	Price	Date of sale
1	145 Ford St IVANHOE 3079	$1,335,000	02/12/2025
2	5 Walsh Av THORNBURY 3071	$1,225,000	15/11/2025
3	18 Edwin St IVANHOE 3079	$1,300,000	10/09/2025

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: 15/01/2026 12:31

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
15/01/2025 - 14/01/2026: $1,925,000

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



5 Walsh Av THORNBURY 3071 (REI)
3 | 1 | 1

Price: $1,225,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)

Agent Comments



18 Edwin St IVANHOE 3079 (REI/VG)
3 | 1 | -

Price: $1,300,000
Method: Private Sale
Date: 10/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

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