

# 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

2/110 Ford Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$930,000 & \$980,000

### Median sale price

Median price \$804,500 Property Type Townhouse Suburb Ivanhoe

Period - From 10/03/2025 to 09/03/2026 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	259 Banksia St IVANHOE 3079	\$985,000	02/11/2025
2			
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.

This Statement of Information was prepared on: 10/03/2026 19:18



Property Type: Townhouse (Res)

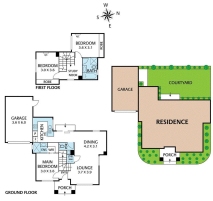
Agent Comments

Indicative Selling Price

\$930,000 - \$980,000

Median Townhouse Price

10/03/2025 - 09/03/2026: \$804,500



## Comparable Properties



259 Banksia St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 02/11/2025

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 207 sqm approx

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.