

# 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 65 Jellicoe 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 \$1,650,000 & \$1,760,000

### Median sale price

Median price \$1,998,000 Property Type House Suburb Ivanhoe

Period - From 01/10/2025 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	62 Forster St IVANHOE 3079	\$1,715,000	05/12/2025
2	18B Gladhall Av THORNBURY 3071	\$1,750,000	07/10/2025
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.

This Statement of Information was prepared on: 04/03/2026 12:23



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**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 677 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,650,000 - \$1,760,000  
**Median House Price**  
December quarter 2025: \$1,998,000

## Comparable Properties



**62 Forster St IVANHOE 3079 (VG)**

[Agent Comments](#)

 4    -    -

**Price:** \$1,715,000  
**Method:** Sale  
**Date:** 05/12/2025  
**Property Type:** House (Res)  
**Land Size:** 228 sqm approx



**18B Gladhall Av THORNBURY 3071 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 07/10/2025  
**Property Type:** House

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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