

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

193A Banksia Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	60 Wimpole Cr BELLFIELD 3081	\$1,060,000	18/11/2025
2	259 Banksia St IVANHOE 3079	\$985,000	02/11/2025
3	74 Valentine St IVANHOE 3079	\$1,120,000	23/10/2025

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:

27/01/2026 23:39

Maggie Sun

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2025: \$1,998,000



3 2 2

Property Type: House (Res)**Land Size:** 280sqm sqm approx

Agent Comments

Comparable Properties

**60 Wimpole Cr BELLFIELD 3081 (REI/VG)**

Agent Comments

3 3 2

Price: \$1,060,000**Method:** Private Sale**Date:** 18/11/2025**Property Type:** House (Res)**259 Banksia St IVANHOE 3079 (REI/VG)**

Agent Comments

3 1 1

Price: \$985,000**Method:** Private Sale**Date:** 02/11/2025**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** 207 sqm approx**74 Valentine St IVANHOE 3079 (REI/VG)**

Agent Comments

3 2 1

Price: \$1,120,000**Method:** Private Sale**Date:** 23/10/2025**Rooms:** 4**Property Type:** House (Res)**Land Size:** 219 sqm approx

Account - VICPROP | P: 03 8888 1011



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