

# 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

61 Bond 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 \$1,995,000

&

\$2,190,000

### Median sale price

Median price \$2,017,500

Property Type House

Suburb Ivanhoe

Period - From 01/01/2025

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	29 Jellicoe St IVANHOE 3079	\$2,200,000	03/02/2026
2	62 Melcombe Rd IVANHOE 3079	\$1,950,000	29/01/2026
3	9 Robbins St IVANHOE 3079	\$2,080,000	29/11/2025

**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:

21/02/2026 10:53



5 4 2

Property Type: House  
Land Size: 572 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,995,000 - \$2,190,000  
Median House Price  
Year ending December 2025: \$2,017,500

## Comparable Properties



29 Jellicoe St IVANHOE 3079 (REI)

Agent Comments

5 5 2

Price: \$2,200,000  
Method: Private Sale  
Date: 03/02/2026  
Property Type: House  
Land Size: 782 sqm approx



62 Melcombe Rd IVANHOE 3079 (REI)

Agent Comments

5 2 3

Price: \$1,950,000  
Method: Private Sale  
Date: 29/01/2026  
Rooms: 8  
Property Type: House (Res)  
Land Size: 528 sqm approx



9 Robbins St IVANHOE 3079 (REI/VG)

Agent Comments

4 3 1

Price: \$2,080,000  
Method: Auction Sale  
Date: 29/11/2025  
Property Type: House (Res)  
Land Size: 568 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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