

## 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

144 BANKSIA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,928,000

Property type

House

Suburb

Ivanhoe

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

### 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 6 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

118 FORD STREET IVANHOE VIC 3079	\$1,561,000	09-Aug-25
20 GROVE ROAD ROSANNA VIC 3084	\$1,600,000	12-Apr-25
42 EDWIN STREET IVANHOE VIC 3079	\$1,600,000	01-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 04 September 2025



**118 FORD STREET IVANHOE VIC 3079**

Sold Price <sup>RS</sup> **\$1,561,000** Sold Date **09-Aug-25**

 3  1  1

Distance **1.83km**



**20 GROVE ROAD ROSANNA VIC 3084**

Sold Price **\$1,600,000** Sold Date **12-Apr-25**

 3  1  2

Distance **1.98km**



**42 EDWIN STREET IVANHOE VIC 3079**

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **01-Sep-25**

 4  2  2

Distance **0.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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