

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

148A Ford Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$809,500 Property Type Townhouse Suburb Ivanhoe

Period - From 05/03/2025 to 04/03/2026 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	119b Waterdale Rd IVANHOE 3079	\$1,105,000	21/02/2026
2	3/123 Waterdale Rd IVANHOE 3079	\$1,200,000	18/12/2025
3	55b Livingstone St IVANHOE 3079	\$1,240,000	18/10/2025

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: 05/03/2026 09:08

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 3  2  2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 188 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,210,000
Median Townhouse Price
 05/03/2025 - 04/03/2026: \$809,500

Comparable Properties



119b Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

 3  2  2

Price: \$1,105,000
Method: Auction Sale
Date: 21/02/2026
Rooms: 4
Property Type: Townhouse (Res)



3/123 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

 3  2  1

Price: \$1,200,000
Method: Private Sale
Date: 18/12/2025
Rooms: 4
Property Type: Townhouse (Res)



55b Livingstone St IVANHOE 3079 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,240,000
Method: Private Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

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