

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

1102/125 Bell Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$838,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2026

to

30/06/2026

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	204/58 Myrtle St IVANHOE 3079	\$600,000	07/05/2026
2	G01/3 Cartmell St HEIDELBERG 3084	\$600,000	26/03/2026
3	120/45 Linden Av IVANHOE 3079	\$640,000	01/03/2026

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:

26/08/2026 12:17



 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
June quarter 2026: \$838,500

Comparable Properties



204/58 Myrtle St IVANHOE 3079 (REI)

Agent Comments

 2  2  1

Price: \$600,000
Method: Private Sale
Date: 07/05/2026
Property Type: Apartment



G01/3 Cartmell St HEIDELBERG 3084 (REI)

Agent Comments

 2  2  1

Price: \$600,000
Method: Private Sale
Date: 26/03/2026
Property Type: Apartment



120/45 Linden Av IVANHOE 3079 (REI)

Agent Comments

 2  2  1

Price: \$640,000
Method: Private Sale
Date: 01/03/2026
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888