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	65 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $2,499,000

Median sale price

Median price $2,387,500 Property Type House Suburb Ivanhoe East

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	31 King St IVANHOE EAST 3079	$2,520,000	21/02/2026
2	1 Ford St IVANHOE 3079	$2,525,000	20/11/2025
3	30 Odenwald Rd EAGLEMONT 3084	$2,460,000	15/11/2025

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: 11/03/2026 17:05

65 Wilfred Road, Ivanhoe East Vic 3079

Nelson Alexander

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,499,000
Median House Price
December quarter 2025: $2,387,500

Comparable Properties



31 King St IVANHOE EAST 3079 (REI)

4 2 2

Price: $2,520,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

Agent Comments



1 Ford St IVANHOE 3079 (REI)

4 2 1

Price: $2,525,000
Method: Auction Sale
Date: 20/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments



30 Odenwald Rd EAGLEMONT 3084 (REI)

4 3 2

Price: $2,460,000
Method: Auction Sale
Date: 15/11/2025
Rooms: 7
Property Type: House (Res)
Land Size: 502 sqm approx

Agent Comments

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