

Property Price Statement

Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

15/10/2026

Units offered for sale

Address
Including suburb and postcode

103/3 Waverley Avenue Ivanhoe 3079

Key features of the properties

Unit type or class

Apt 103 / 3 Bedroom

of bedrooms

3

of bathrooms

2

of car spaces (+/- 1)

2

Internal floor space (in m2) (may be a range)

137

Total land size (in m2) (may be a range)

N/A

Indicative selling prices

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Unit type or class	Single price		Lower price		Higher price
Apt 103 / 3 Bedroom	\$2,239,000	or range between		&	

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Unit address 103/3 Waverley Avenue Ivanhoe 3079

Seller's reserve price N/A

Unit median sale price

This section describes the median selling price for units sold in the same suburb as the units offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$777,500

Suburb Ivanhoe

Period - From 01/10/2025

To 30/09/2026

Source REIV

Comparable property sales

These are the three most comparable properties to the unit type or class for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
G03/3 Waverley Av IVANHOE 3079	\$2,594,500	04/08/2026

Key features

Building Type	Apartment
# of bedrooms	3
# of bathrooms	3
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	N/A
# of bedrooms	N/A
# of bathrooms	N/A
# of car spaces	N/A
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	N/A
# of bedrooms	N/A
# of bathrooms	N/A
# of car spaces	N/A
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Reason there are fewer than three comparable properties for a unit type or class

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Due to the limited number of recent comparable sales in the immediate area within the last 6 months and within 2 kms, only one truly relevant comparable property has been included. This property provides the most accurate indication of current buyer sentiment and market value.

Sale outcome

The sale price of each property within the unit type or class covered by this PPS must be included in this section within seven days after the unconditional sale unless an application for an exemption is pending or an exemption has been granted.

Unit address	103/3 Waverley Avenue Ivanhoe 3079	Sale price		Unconditional sale date	
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Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

15/10/2026

Units offered for sale

Address
Including suburb and postcode

104/3 Waverley Avenue Ivanhoe 3079

Key features of the properties

Unit type or class

Apt 104 / 3 Bedroom

of bedrooms

3

of bathrooms

2

of car spaces (+/- 1)

2

Internal floor space (in m2) (may be a range)

149

Total land size (in m2) (may be a range)

N/A

Indicative selling prices

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Unit type or class	Single price		Lower price		Higher price
Apt 104 / 3 Bedroom	\$2,569,000	or range between		&	

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

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Unit address 104/3 Waverley Avenue Ivanhoe 3079

Seller's reserve price N/A

Unit median sale price

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Median price \$777,500

Suburb Ivanhoe

Period - From 01/10/2025

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Comparable property sales

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These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
G03/3 Waverley Av IVANHOE 3079	\$2,594,500	04/08/2026

Key features

Building Type	Apartment
# of bedrooms	3
# of bathrooms	3
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	N/A
# of bedrooms	N/A
# of bathrooms	N/A
# of car spaces	N/A
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	N/A
# of bedrooms	N/A
# of bathrooms	N/A
# of car spaces	N/A
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

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Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

15/10/2026

Units offered for sale

Address
Including suburb and postcode

G04/3 Waverley Avenue Ivanhoe 3079

Key features of the properties

Unit type or class

Apt G04 / 3 Bedroom

of bedrooms

3

of bathrooms

2

of car spaces (+/- 1)

2

Internal floor space (in m2) (may be a range)

149

Total land size (in m2) (may be a range)

N/A

Indicative selling prices

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Apt G04 / 3 Bedroom	\$2,459,000	or range between		&	

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

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Unit address

G04/3 Waverley Avenue Ivanhoe 3079

Seller's reserve price

N/A

Unit median sale price

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Median price

\$777,500

Suburb

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Period - From

01/10/2025

To

30/09/2026

Source

REIV

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Key features

Building Type	Apartment
# of bedrooms	3
# of bathrooms	3
# of car spaces	2
Internal floor space (in m2)	N/A
Total land size (in m2)	N/A

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	N/A
# of bedrooms	N/A
# of bathrooms	N/A
# of car spaces	N/A
Internal floor space (in m2)	N/A
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Key features

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Date prepared

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Units offered for sale

Address
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201/3 Waverley Avenue Ivanhoe 3079

Key features of the properties

Unit type or class

Apt 201 / 3 BR Penthouse

of bedrooms

3

of bathrooms

3

of car spaces (+/- 1)

2

Internal floor space (in m2) (may be a range)

191

Total land size (in m2) (may be a range)

N/A

Indicative selling prices

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Apt 201 / 3 BR Penthouse	\$3,589,000	or range between		&	

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Key features

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