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	LG04A/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,030,000 Property Type Unit Suburb Ivanhoe East

Period - From 01/07/2025 to 30/09/2025 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	109A/6 Wamba Rd IVANHOE EAST 3079	$1,100,000	07/08/2025
2	108B/173 The Boulevard IVANHOE EAST 3079	$1,070,000	24/07/2025
3			

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: 17/12/2025 14:30

LG04A/6 Wamba Road, Ivanhoe East Vic 3079

Stefan Bontempelli
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2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
September quarter 2025: $1,030,000

Comparable Properties



109A/6 Wamba Rd IVANHOE EAST 3079 (REI)

2 2 2

Price: $1,100,000
Method: Private Sale
Date: 07/08/2025
Property Type: Unit
Land Size: 122 sqm approx

Agent Comments



108B/173 The Boulevard IVANHOE EAST 3079 (REI)

2 2 2

Price: $1,070,000
Method: Private Sale
Date: 24/07/2025
Rooms: 3
Property Type: Apartment

Agent Comments

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.

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