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	10/23 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $990,000 Property Type Unit Suburb Ivanhoe East

Period - From 25/04/2025 to 24/04/2026 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	1/110 Lower Heidelberg Rd IVANHOE 3079	$730,000	21/03/2026
2	208/1 Westley Av IVANHOE 3079	$720,000	20/01/2026
3	3/11 Langs Rd IVANHOE 3079	$722,500	03/12/2025

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: 25/04/2026 09:20

10/23 Wilfred Road, Ivanhoe East Vic 3079

Nelson Alexander



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median Unit Price
25/04/2025 - 24/04/2026: $990,000

Comparable Properties



1/110 Lower Heidelberg Rd IVANHOE 3079 (REI)

2 1 1

Price: $730,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Apartment

Agent Comments



208/1 Westley Av IVANHOE 3079 (REI)

2 2 1

Price: $720,000
Method: Private Sale
Date: 20/01/2026
Property Type: Apartment

Agent Comments



3/11 Langs Rd IVANHOE 3079 (REI/VG)

2 1 1

Price: $722,500
Method: Private Sale
Date: 03/12/2025
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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