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	102/112 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $725,000 Property Type Unit Suburb Ivanhoe

Period - From 01/01/2026 to 31/03/2026 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	5/6 Wamba Rd IVANHOE EAST 3079	$975,000	30/04/2026
2	512/1 Westley Av IVANHOE 3079	$1,060,000	12/02/2026
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: 25/06/2026 12:50

102/112 Waterdale Road, Ivanhoe Vic 3079



Property Type:
Agent Comments

Indicative Selling Price
$1,050,000
Median Unit Price
March quarter 2026: $725,000

Comparable Properties

5/6 Wamba Rd IVANHOE EAST 3079 (VG)

2 - -

Agent Comments

Price: $975,000
Method: Sale
Date: 30/04/2026
Property Type: Flat/Unit/Apartment (Res)



512/1 Westley Av IVANHOE 3079 (REI)

3 2 2

Agent Comments

Price: $1,060,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment

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. Wamba Rd is a much smaller 2 bedroom apartment in a larger complex Westly Ave is a larger 3 bedroom apartment in a larger complex

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

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