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	165 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,891,000 Property Type House Suburb Ivanhoe

Period - From 22/06/2025 to 21/06/2026 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	1/35 Kenilworth Pde IVANHOE 3079	$1,485,300	15/06/2026
2	1/34 Edwin St IVANHOE 3079	$1,540,000	23/04/2026
3	2/17 Abbotsford Gr IVANHOE 3079	$1,530,000	20/04/2026

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: 22/06/2026 15:36

165 Waterdale Road, Ivanhoe Vic 3079

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3 3 2

Property Type: House
Land Size: 339 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
22/06/2025 - 21/06/2026: $1,891,000

Comparable Properties



1/35 Kenilworth Pde IVANHOE 3079 (REI)

3 2 2

Price: $1,485,300
Method: Sold Before Auction
Date: 15/06/2026
Property Type: Townhouse (Single)
Land Size: 423 sqm approx

Agent Comments



1/34 Edwin St IVANHOE 3079 (REI/VG)

4 3 2

Price: $1,540,000
Method: Private Sale
Date: 23/04/2026
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 397.80 sqm approx

Agent Comments



2/17 Abbotsford Gr IVANHOE 3079 (REI)

4 2 2

Price: $1,530,000
Method: Private Sale
Date: 20/04/2026
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 206 sqm approx

Agent Comments

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