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	1/51 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,400,000 Property Type Townhouse Suburb Ivanhoe East

Period - From 13/07/2025 to 12/07/2026 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	86 The Righi EAGLEMONT 3084	$1,882,000	29/04/2026
2	62 Melcombe Rd IVANHOE 3079	$1,950,000	29/01/2026
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: 13/07/2026 15:12

1/51 Wilfred Road, Ivanhoe East Vic 3079

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4 3 2

Property Type: Townhouse (Single)
Land Size: 268 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median Townhouse Price
13/07/2025 - 12/07/2026: $1,400,000

Comparable Properties



86 The Righi EAGLEMONT 3084 (REI/VG)

3 2 3

Price: $1,882,000
Method: Private Sale
Date: 29/04/2026
Property Type: House
Land Size: 412 sqm approx

Agent Comments



62 Melcombe Rd IVANHOE 3079 (REI/VG)

5 2 3

Price: $1,950,000
Method: Private Sale
Date: 29/01/2026
Rooms: 8
Property Type: House (Res)
Land Size: 528 sqm approx

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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