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	59 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $2,430,000 Property Type House Suburb Ivanhoe East

Period - From 01/01/2024 to 31/12/2024 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	22 The Righi EAGLEMONT 3084	$2,570,000	20/12/2024
2	5 Brooke St EAGLEMONT 3084	$2,450,000	02/11/2024
3	279 The Boulevard IVANHOE EAST 3079	$2,688,888	01/10/2024

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: 12/02/2025 12:56

59 Wilfred Road, Ivanhoe East Vic 3079

Nelson Alexander



6 4 4

Property Type: House
Land Size: 971 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending December 2024: $2,430,000

Comparable Properties



22 The Righi EAGLEMONT 3084 (REI)

5 2 -

Price: $2,570,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 845 sqm approx

Agent Comments



5 Brooke St EAGLEMONT 3084 (REI)

2 1 2

Price: $2,450,000
Method: Private Sale
Date: 02/11/2024
Rooms: 6
Property Type: House (Res)
Land Size: 1034 sqm approx

Agent Comments



279 The Boulevard IVANHOE EAST 3079 (VG)

3 - -

Price: $2,688,888
Method: Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 1089 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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