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<br>Including suburb and postcode | 9 Wadham Road, Ivanhoe Vic 3079 |

## Indicative selling price

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

Single price $1,269,000

## Median sale price

Median price $730,000 Property Type Unit Suburb Ivanhoe

Period - From 01/04/2024 to 31/03/2025 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 | 10b Vivian St IVANHOE 3079 | $1,283,500 | 25/04/2025 |
| 2 | 1/29 St Hellier St HEIDELBERG HEIGHTS 3081 | $1,211,500 | 12/02/2025 |
| 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: 03/07/2025 09:13

# 9 Wadham Road, Ivanhoe Vic 3079



4 2 2

**Property Type:** House
**Land Size:** 240 sqm approx

Agent Comments

**Indicative Selling Price**
$1,269,000
**Median Unit Price**
Year ending March 2025: $730,000

## Comparable Properties



**10b Vivian St IVANHOE 3079 (REI)**

4 2 2

**Price:** $1,283,500
**Method:** Private Sale
**Date:** 25/04/2025
**Rooms:** 5
**Property Type:** House (Res)

Agent Comments



**1/29 St Hellier St HEIDELBERG HEIGHTS 3081 (REI/VG)**

4 3 2

**Price:** $1,211,500
**Method:** Sold Before Auction
**Date:** 12/02/2025
**Property Type:** Townhouse (Res)
**Land Size:** 251 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.

**Account** - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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