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	104A/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,290,000 & $1,350,000

Median sale price

Median price $1,043,250 Property Type Unit Suburb Ivanhoe East

Period - From 25/08/2024 to 24/08/2025 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	204A/6 Wamba Rd IVANHOE EAST 3079	$1,340,000	12/03/2025
2			
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: 25/08/2025 09:37

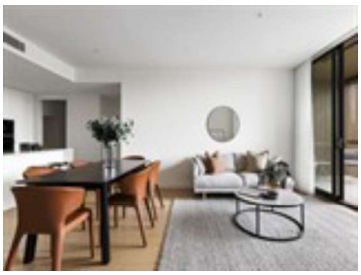
JellisCraig

Joe Vicino
03 9499 7992
0438 770 052
joevicino@jelliscraig.com.au

Property Type:
Agent Comments

Indicative Selling Price
$1,290,000 - $1,350,000
Median Unit Price
25/08/2024 - 24/08/2025: $1,043,250

Comparable Properties



204A/6 Wamba Rd IVANHOE EAST 3079 (REI)

3 2 2

Price: $1,340,000
Method: Private Sale
Date: 12/03/2025
Property Type: Apartment

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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