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	3/123 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $715,000 Property Type Unit Suburb Ivanhoe

Period - From 01/07/2025 to 30/09/2025 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	55b Livingstone St IVANHOE 3079	$1,240,000	18/10/2025
2	2/17 Linden Av IVANHOE 3079	$1,130,888	14/10/2025
3	18c Ashby Gr EAGLEMONT 3084	$1,196,000	18/08/2025

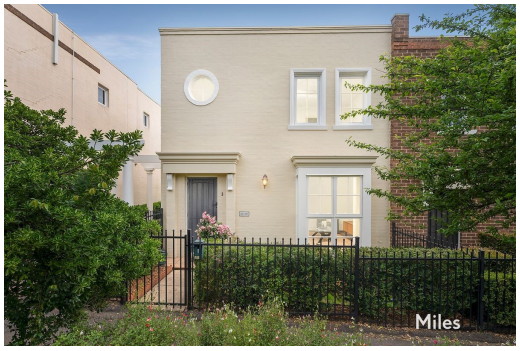
OR

~~**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.~~

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3/123 Waterdale Road, Ivanhoe Vic 3079

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3 2 1

Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,200,000
Median Unit Price
September quarter 2025: $715,000

Comparable Properties



55b Livingstone St IVANHOE 3079 (REI)

3 2 2

Price: $1,240,000
Method: Private Sale
Date: 18/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/17 Linden Av IVANHOE 3079 (REI/VG)

4 3 2

Price: $1,130,888
Method: Private Sale
Date: 14/10/2025
Property Type: Townhouse (Res)

Agent Comments



18c Ashby Gr EAGLEMONT 3084 (REI/VG)

3 2 2

Price: $1,196,000
Method: Private Sale
Date: 18/08/2025
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

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