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	G09/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $470,000 & $500,000

Median sale price

Median price $2,017,500 Property Type House Suburb Ivanhoe

Period - From 01/01/2025 to 31/12/2025 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	212/1 Westley Av IVANHOE 3079	$495,000	10/11/2025
2	204/1 Westley Av IVANHOE 3079	$515,000	13/10/2025
3	211/1 Westley Av IVANHOE 3079	$465,000	04/09/2025

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.~~

This Statement of Information was prepared on: 20/01/2026 15:21

G09/1 Westley Avenue, Ivanhoe Vic 3079

Stefan Bontempelli
9499 7992
0413 014 844
StefanBontempelli@jelliscraig.com.au



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$470,000 - $500,000
Median House Price
Year ending December 2025: $2,017,500

Comparable Properties



212/1 Westley Av IVANHOE 3079 (REI)

1 1 1

Price: $495,000
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment

Agent Comments



204/1 Westley Av IVANHOE 3079 (REI)

1 1 1

Price: $515,000
Method: Private Sale
Date: 13/10/2025
Property Type: Apartment

Agent Comments



211/1 Westley Av IVANHOE 3079 (REI)

1 1 1

Price: $465,000
Method: Private Sale
Date: 04/09/2025
Property Type: Apartment

Agent Comments

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