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	512/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $809,500 Property Type Townhouse Suburb Ivanhoe

Period - From 03/02/2025 to 02/02/2026 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	7/18a Ivanhoe Pde IVANHOE 3079	$1,061,000	13/09/2025
2	403/101 Parkview Rd ALPHINGTON 3078	$1,035,000	20/08/2025
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: 03/02/2026 14:05

512/1 Westley Avenue, Ivanhoe Vic 3079

Nelson Alexander

Liz Walker
9490 2900
0412 659 140
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3 2 2

Property Type: Apartment
Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
03/02/2025 - 02/02/2026: $809,500

Comparable Properties



7/18a Ivanhoe Pde IVANHOE 3079 (REI/VG)

2 2 2

Price: $1,061,000
Method: Private Sale
Date: 13/09/2025
Rooms: 3
Property Type: Apartment

Agent Comments



403/101 Parkview Rd ALPHINGTON 3078 (REI/VG)

3 2 2

Price: $1,035,000
Method: Private Sale
Date: 20/08/2025
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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