

# 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

108A/6 Wamba Road, Ivanhoe East Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,250,000

Property Type Unit

Suburb Ivanhoe East

Period - From 01/01/2024

to

31/12/2024

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	32/5-7 Hilltop Cr IVANHOE EAST 3079	\$1,525,000	29/11/2024
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:

19/03/2025 11:02



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**Property Type:** Apartment  
**Land Size:** 167m2 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median Unit Price**  
Year ending December 2024: \$1,250,000

## Comparable Properties



**32/5-7 Hilltop Cr IVANHOE EAST 3079 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** Apartment

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.