

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

204A/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,330,000

&

\$1,370,000

Median sale price

Median price \$1,240,000

Property Type Unit

Suburb Ivanhoe East

Period - From 06/03/2024

to

05/03/2025

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	5/1 Wilfred Rd IVANHOE EAST 3079	\$1,290,000	16/09/2024
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:

06/03/2025 11:43

204A/6 Wamba Road, Ivanhoe East Vic 3079



Joe Vicino
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3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,330,000 - \$1,370,000
Median Unit Price
06/03/2024 - 05/03/2025: \$1,240,000

Comparable Properties

5/1 Wilfred Rd IVANHOE EAST 3079 (VG)

Agent Comments

3 - -

Price: \$1,290,000
Method: Sale
Date: 16/09/2024
Property Type: Flat/Unit/Apartment (Res)

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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