Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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103/112 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$602,000	Pro	perty Type	Unit		Suburb	Ivanhoe
Period - From	08/09/2024	to	07/09/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Adv	aress or comparable property	1 1100	Date of Sale
1	4/1 Abbotsford Gr IVANHOE 3079	\$1,310,000	14/04/2025
2	4/6 Wamba Rd IVANHOE EAST 3079	\$1,340,000	12/03/2025
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:	08/09/2025 13:36



Date of sale

JellisCraig

Josh Saunders 03 9499 7992 0407 011 901 joshsaunders@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median Unit Price 08/09/2024 - 07/09/2025: \$602,000





Comparable Properties

4/1 Abbotsford Gr IVANHOE 3079 (VG)

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3





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Agent Comments

Price: \$1,310,000 Method: Sale Date: 14/04/2025

Property Type: Strata Unit/Flat

4/6 Wamba Rd IVANHOE EAST 3079 (VG)

3





6

Agent Comments

Price: \$1,340,000 Method: Sale Date: 12/03/2025

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



