

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

103/112 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,180,000

&

\$1,250,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/10/2024

to

30/09/2025

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	104A/6 Wamba Rd IVANHOE EAST 3079	\$1,300,000	19/09/2025
2	103c/1 Wilfred Rd IVANHOE EAST 3079	\$1,165,000	10/06/2025
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:

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Indicative Selling Price

\$1,180,000 - \$1,250,000

Median Unit Price

Year ending September 2025: \$715,000



3 2 2

Property Type: Apartment

Land Size: 115 sqm approx

Agent Comments

Comparable Properties



104A/6 Wamba Rd IVANHOE EAST 3079 (REI)

Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 19/09/2025

Property Type: Apartment



103c/1 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments

3 2 2

Price: \$1,165,000

Method: Private Sale

Date: 10/06/2025

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.

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