

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

18 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Ivanhoe East

Period - From 01/04/2026

to

30/06/2026

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	53 The Boulevard IVANHOE 3079	\$2,698,888	21/04/2026
2	2 Scotts Pde IVANHOE 3079	\$2,551,500	23/03/2026
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:

21/09/2026 14:03

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5 3 4

Rooms: 7
Property Type: House (Res)
Land Size: 731 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median Unit Price
June quarter 2026: \$850,000

Comparable Properties



53 The Boulevard IVANHOE 3079 (REI)

[Agent Comments](#)

4 3 2

Price: \$2,698,888
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 507 sqm approx



2 Scotts Pde IVANHOE 3079 (REI)

[Agent Comments](#)

5 3 2

Price: \$2,551,500
Method: Private Sale
Date: 23/03/2026
Rooms: 10
Property Type: House (Res)
Land Size: 677 sqm approx

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.