

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

185 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,807,500

Property Type House

Suburb Ivanhoe

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	58 Melcombe Rd IVANHOE 3079	\$1,525,000	29/07/2026
2	6 Edward Ct IVANHOE 3079	\$1,451,000	09/05/2026
3	146 Banksia St IVANHOE 3079	\$1,525,000	14/03/2026

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:

19/08/2026 10:42



2 1 1

Rooms: 6
Property Type: House (Res)
Land Size: 637 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
June quarter 2026: \$1,807,500

Comparable Properties



58 Melcombe Rd IVANHOE 3079 (REI)

[Agent Comments](#)

3 1 1

Price: \$1,525,000
Method: Sold Before Auction
Date: 29/07/2026
Rooms: 6
Property Type: House (Res)
Land Size: 779 sqm approx



6 Edward Ct IVANHOE 3079 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,451,000
Method: Private Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 586 sqm approx



146 Banksia St IVANHOE 3079 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,525,000
Method: Private Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 801 sqm approx

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