

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

2/219 WATERDALE ROAD IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

1/13 GREEN STREET IVANHOE VIC 3079	\$935,000	15-Apr-25
265 BANKSIA STREET IVANHOE VIC 3079	\$867,000	27-Mar-25
1/22 BELMONT ROAD IVANHOE VIC 3079	\$905,000	13-May-25

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 6 months.~~

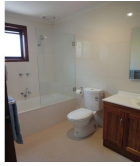
This Statement of Information was prepared on: 08 August 2025



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1/13 GREEN STREET IVANHOE VIC 3079

Sold Price

\$935,000

Sold Date

15-Apr-25

2

1

1

Distance

0.69km



265 BANKSIA STREET IVANHOE VIC 3079

Sold Price

\$867,000

Sold Date

27-Mar-25

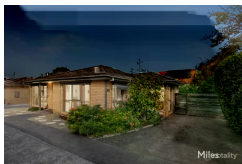
2

1

1

Distance

0.98km



1/22 BELMONT ROAD IVANHOE VIC 3079

Sold Price

\$905,000

Sold Date

13-May-25

2

1

1

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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