Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	/ offered	l for sal	е
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204c 1 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$990,000	Pro	operty Type Uni	t	Su	uburb	Ivanhoe East
Period - From 01/10/2024	to	30/09/2025	Sou	urce RE	EIV	

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

1	G06c/1 Wilfred Rd IVANHOE EAST 3079	\$1,235,000	02/07/2025
2	G12/1 Wilfred Rd IVANHOE EAST 3079	\$1,170,000	03/06/2025
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:	23/10/2025 11:05



Date of sale