

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

229 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,992,500

Property Type House

Suburb Ivanhoe

Period - From 01/01/2025

to

31/03/2025

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	8 Royal Ct IVANHOE 3079	\$1,380,000	11/03/2025
2	171 Banksia St IVANHOE 3079	\$1,380,000	09/12/2024
3	7 Malta St IVANHOE 3079	\$1,260,000	17/10/2024

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:

15/05/2025 11:24



 3  1  3

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2025: \$1,992,500

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.

Comparable Properties



8 Royal Ct IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$1,380,000
Method: Private Sale
Date: 11/03/2025
Property Type: House (Res)
Land Size: 674 sqm approx



171 Banksia St IVANHOE 3079 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,380,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 606 sqm approx



7 Malta St IVANHOE 3079 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,260,000
Method: Sold Before Auction
Date: 17/10/2024
Property Type: House (Res)
Land Size: 647 sqm approx