## 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	& \$1,350,000	&	Range between \$1,250,000
---	---------------	---	---------------------------

#### Median sale price

Median price	\$1,992,500	Pro	perty 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

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)

**=** 2

i

1

Œ

Agent Comments

**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)

•=

3



**a**`

Agent Comments

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)

•=

3



٠,

Price: \$1,260,000

Method: Sold Before Auction

Date: 17/10/2024

**Property Type:** House (Res) **Land Size:** 647 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.