

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 3 Waverley Avenue, Ivanhoe Vic 3079
Including suburb and postcode

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Apt G01 Garden Penthouse 3 bedroom	\$3,574,000	Or range between	&
Apt 103 3 bedroom	\$2,124,500	Or range between	&
Apt 201 Penthouse 3 bedroom	\$3,324,500	Or range between	&
		Or range between	&
		Or range between	&

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$715,000	Suburb	Ivanhoe
Period - From	01/10/2024	to	30/09/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apt G01 Garden Penthouse 3 bedroom	3/17 Ivanhoe Pde IVANHOE 3079	\$2,599,000	17/09/2025
	4/17 Ivanhoe Pde IVANHOE 3079	\$2,730,500	29/07/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apt 103 3 bedroom	3/17 Ivanhoe Pde IVANHOE 3079	\$2,599,000	17/09/2025
	4/17 Ivanhoe Pde IVANHOE 3079	\$2,730,500	29/07/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apt 201 Penthouse 3 bedroom	3/17 Ivanhoe Pde IVANHOE 3079	\$2,599,000	17/09/2025
	4/17 Ivanhoe Pde IVANHOE 3079	\$2,730,500	29/07/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/12/2025 12:58