

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

5/123 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$860,000

&

\$910,000

Median sale price

Median price \$890,000

Property Type Townhouse

Suburb Ivanhoe

Period - From 01/10/2024

to 30/09/2025

Source Property Data

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	2/219 Waterdale Rd IVANHOE 3079	\$885,000	26/08/2025
2	4/9 Ashby Gr IVANHOE 3079	\$900,000	14/08/2025
3	2/6-8 Green St IVANHOE 3079	\$967,000	15/05/2025

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:

01/10/2025 09:23



2 1 1

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$860,000 - \$910,000
Median Townhouse Price
01/10/2024 - 30/09/2025: \$890,000

Comparable Properties



2/219 Waterdale Rd IVANHOE 3079 (REI)

Agent Comments

2 1 2

Price: \$885,000
Method: Private Sale
Date: 26/08/2025
Property Type: Unit



4/9 Ashby Gr IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$900,000
Method: Auction Sale
Date: 14/08/2025
Rooms: 3
Property Type: Unit



2/6-8 Green St IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$967,000
Method: Sold Before Auction
Date: 15/05/2025
Rooms: 5
Property Type: Unit