

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

1/241 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,700,000

&

\$1,750,000

Median sale price

Median price \$2,125,250

Property Type House

Suburb Ivanhoe

Period - From 01/04/2025

to

31/03/2026

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	30 Stanley St IVANHOE 3079	\$1,775,000	07/04/2026
2	3/3 Mervyn Cr IVANHOE 3079	\$1,785,000	12/12/2025
3	62 Forster St IVANHOE 3079	\$1,715,000	05/12/2025

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:

02/06/2026 10:13

1/241 Waterdale Road, Ivanhoe Vic 3079

Miles
EST 1924

Mark Britt
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0401 841 190
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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,750,000
Median House Price
Year ending March 2026: \$2,125,250

Comparable Properties



30 Stanley St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,775,000
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 355 sqm approx



3/3 Mervyn Cr IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,785,000
Method: Private Sale
Date: 12/12/2025
Rooms: 6
Property Type: Townhouse (Res)



62 Forster St IVANHOE 3079 (VG)

Agent Comments



Price: \$1,715,000
Method: Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 228 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



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