

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

111a/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$870,000 & \$900,000

Median sale price

Median price \$1,047,500 Property Type Unit Suburb Ivanhoe East

Period - From 01/01/2026 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	112A/6 Wamba Rd IVANHOE EAST 3079	\$855,000	21/04/2026
2	207/173 The Boulevard IVANHOE EAST 3079	\$850,000	05/04/2026
3	G10/1 Wilfred Rd IVANHOE EAST 3079	\$850,000	20/03/2026

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:

11/06/2026 11:01

Stefan Bontempelli
9499 7992
0413 014 844

StefanBontempelli@jellisrcraig.com.au

Indicative Selling Price

\$870,000 - \$900,000

Median Unit Price

March quarter 2026: \$1,047,500



Property Type: Apartment

Agent Comments

Comparable Properties



112A/6 Wamba Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment

207/173 The Boulevard IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 05/04/2026
Rooms: 3
Property Type: Apartment

G10/1 Wilfred Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 20/03/2026
Rooms: 3
Property Type: Apartment