

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

165 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

&

\$1,800,000

Median sale price

Median price

\$1,998,000

Property Type

House

Suburb

Ivanhoe

Period - From

01/10/2025

to

31/12/2025

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	3/3 Mervyn Cr IVANHOE 3079	\$1,785,000	12/12/2025
2	62 Forster St IVANHOE 3079	\$1,715,000	05/12/2025
3	5 Young St IVANHOE 3079	\$1,842,500	26/11/2025

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:

16/02/2026 12:09



Property Type: House

Land Size: 339 sqm approx

Agent Comments

Comparable Properties



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



5 Young St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,842,500

Method: Sold Before Auction

Date: 26/11/2025

Property Type: House (Res)

Land Size: 291 sqm approx