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	18 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $850,000 Property Type Unit Suburb Ivanhoe East

Period - From 01/04/2026 to 30/06/2026 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	53 The Boulevard IVANHOE 3079	$2,698,888	21/04/2026
2	2 Scotts Pde IVANHOE 3079	$2,551,500	23/03/2026
3			

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: 21/09/2026 14:03

18 Wilfred Road, Ivanhoe East Vic 3079

Jay Trikha
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5 3 4

Rooms: 7
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median Unit Price
June quarter 2026: $850,000

Comparable Properties

53 The Boulevard IVANHOE 3079 (REI)

4 3 2

Price: $2,698,888
Method: Private Sale
Date: 21/04/2026
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments

2 Scotts Pde IVANHOE 3079 (REI)

5 3 2

Price: $2,551,500
Method: Private Sale
Date: 23/03/2026
Rooms: 10
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

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.

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