

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

G09/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

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

Single price

\$1,080,000

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	G12A/6 Wamba Rd IVANHOE EAST 3079	\$885,000	24/07/2026
2	5/6 Wamba Rd IVANHOE EAST 3079	\$975,000	30/04/2026
3	112A/6 Wamba Rd IVANHOE EAST 3079	\$855,000	21/04/2026

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:

09/09/2026 15:13



 2
  2
  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,080,000

Median Unit Price

June quarter 2026: \$850,000

Comparable Properties

G12A/6 Wamba Rd IVANHOE EAST 3079 (REI)

Agent Comments

 2
  2
  2

Price: \$885,000

Method:

Date: 24/07/2026

Property Type: Apartment

5/6 Wamba Rd IVANHOE EAST 3079 (VG)

Agent Comments

 2
  -
  -

Price: \$975,000

Method: Sale

Date: 30/04/2026

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

 2
  2
  2

Price: \$855,000

Method: Private Sale

Date: 21/04/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888