

## 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

8/212 WATERDALE ROAD IVANHOE VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

7/212 WATERDALE ROAD IVANHOE VIC 3079	\$575,000	15-Apr-25
2/303 BELL STREET BELLFIELD VIC 3081	\$600,000	08-Feb-24

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 6 months.

This Statement of Information was prepared on: 14 July 2025



**7/212 WATERDALE ROAD  
IVANHOE VIC 3079**

2 1 2

Sold Price

**\$575,000**

Sold Date

**15-Apr-25**

Distance

**0km**



**2/303 BELL STREET BELLFIELD  
VIC 3081**

2 1 1

Sold Price

**\$600,000**

Sold Date

**08-Feb-24**

Distance

**1.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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