

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

109A/6 Wamba Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$930,000

Property Type Unit

Suburb Ivanhoe East

Period - From 17/07/2024

to

16/07/2025

Source

Property Data

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.~~

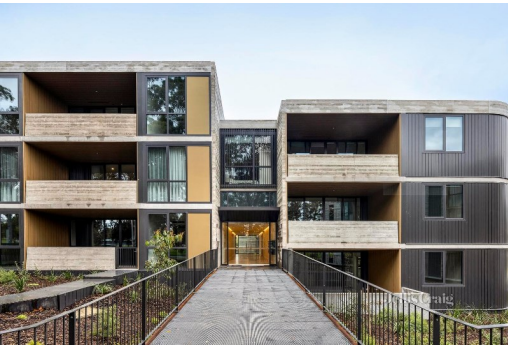
	Address of comparable property	Price	Date of sale
1	G03B/173 The Boulevard IVANHOE EAST 3079	\$1,010,000	23/06/2025
2	2/4-6 Noel St IVANHOE 3079	\$1,015,000	24/05/2025
3			

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:

17/07/2025 08:03



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties

G03B/173 The Boulevard IVANHOE EAST 3079 (REI)

Agent Comments

2 2 2

Price: \$1,010,000

Method:

Date: 23/06/2025

Property Type: Apartment



2/4-6 Noel St IVANHOE 3079 (REI)

Agent Comments

2 2 1

Price: \$1,015,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Villa

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.