

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

G07/1 Westley Avenue, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$880,000

&

\$930,000

Median sale price

Median price \$701,000

Property Type Unit

Suburb Ivanhoe

Period - From 19/06/2024

to

18/06/2025

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	2/1023 Heidelberg Rd IVANHOE 3079	\$885,000	11/02/2025
2	6/6 Wamba Rd IVANHOE EAST 3079	\$895,000	07/01/2025
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:

19/06/2025 12:28



Property Type: Apartment

Agent Comments

Comparable Properties

2/1023 Heidelberg Rd IVANHOE 3079 (VG)

Agent Comments



Price: \$885,000
Method: Sale
Date: 11/02/2025
Property Type: Strata Unit/Flat

6/6 Wamba Rd IVANHOE EAST 3079 (VG)

Agent Comments



Price: \$895,000
Method: Sale
Date: 07/01/2025
Property Type: Flat/Unit/Apartment (Res)

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.