

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

102/264 WATERDALE ROAD IVANHOE VIC 3079

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

712/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$510,000	21-Jul-25
5/45 LINDEN AVENUE IVANHOE VIC 3079	\$495,000	23-Apr-25
9/58 MYRTLE STREET IVANHOE VIC 3079	\$520,000	16-May-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: 30 October 2025



**712/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 1 1

Sold Price

\$510,000

Sold Date

21-Jul-25

Distance

1.01km



**5/45 LINDEN AVENUE IVANHOE
VIC 3079**

2 - -

Sold Price

\$495,000

Sold Date

23-Apr-25

Distance

0.85km



**9/58 MYRTLE STREET IVANHOE
VIC 3079**

2 - -

Sold Price

\$520,000

Sold Date

16-May-24

Distance

0.85km



**804/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

2 1 1

Sold Price

\$515,000

Sold Date

26-Feb-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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