

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

44 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$2,280,000

&

\$2,480,000

Median sale price

Median price \$2,075,000

Property Type House

Suburb Ivanhoe

Period - From 01/07/2025

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	19 Fairy St IVANHOE 3079	\$2,525,000	14/07/2026
2	55 Wilfred Rd IVANHOE EAST 3079	\$2,350,000	03/04/2026
3	29 Fairy St IVANHOE 3079	\$2,250,000	21/03/2026

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:

28/08/2026 19:19



Property Type: House (Previously Occupied - Detached)
Land Size: 582 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,280,000 - \$2,480,000
Median House Price
 Year ending June 2026: \$2,075,000

Comparable Properties



19 Fairy St IVANHOE 3079 (REI)

Agent Comments



Price: \$2,525,000
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 605 sqm approx



55 Wilfred Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$2,350,000
Method: Private Sale
Date: 03/04/2026
Rooms: 9
Property Type: House (Res)
Land Size: 1004 sqm approx



29 Fairy St IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 21/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 690.20 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996