

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

10/23 Wilfred Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$890,000 Property Type Unit Suburb Ivanhoe East

Period - From 01/01/2025 to 31/12/2025 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	1/110 Lower Heidelberg Rd IVANHOE 3079	\$730,000	21/03/2026
2	3/11 Langs Rd IVANHOE 3079	\$722,500	03/12/2025
3	7/38-40 Banksia St HEIDELBERG 3084	\$700,000	31/10/2025

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:

31/03/2026 16:21



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
Year ending December 2025: \$890,000

Comparable Properties

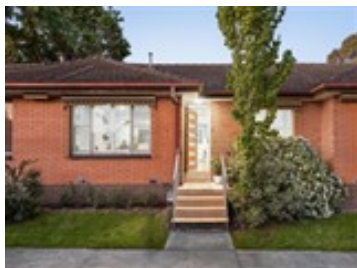


1/110 Lower Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Apartment



3/11 Langs Rd IVANHOE 3079 (REI/VG)

Agent Comments

2 1 1

Price: \$722,500
Method: Private Sale
Date: 03/12/2025
Property Type: Unit



7/38-40 Banksia St HEIDELBERG 3084 (REI)

Agent Comments

2 1 2

Price: \$700,000
Method: Private Sale
Date: 31/10/2025
Property Type: Unit

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