

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

4/264 Waterdale Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Ivanhoe

Period - From 09/04/2025 to 08/04/2026 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	5/294b Bell St HEIDELBERG WEST 3081	\$350,000	25/02/2026
2	706/120 Burgundy St HEIDELBERG 3084	\$371,000	12/01/2026
3	10/58 Myrtle St IVANHOE 3079	\$397,000	02/01/2026

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: 09/04/2026 12:51



Property Type: Apartment/Strata

Agent Comments

Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

09/04/2025 - 08/04/2026: \$600,000

Comparable Properties

5/294b Bell St HEIDELBERG WEST 3081 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 25/02/2026

Property Type: Strata Flat - Single OYO Flat



706/120 Burgundy St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$371,000

Method: Private Sale

Date: 12/01/2026

Rooms: 2

Property Type: Apartment

10/58 Myrtle St IVANHOE 3079 (VG)

Agent Comments



Price: \$397,000

Method: Sale

Date: 02/01/2026

Property Type: Strata Flat - Single OYO Flat