

# 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 65 Wilfred Road, Ivanhoe East Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,599,000

### Median sale price

Median price \$2,367,500

Property Type House

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	31 King St IVANHOE EAST 3079	\$2,520,000	21/02/2026
2	1 Ford St IVANHOE 3079	\$2,525,000	20/11/2025
3	22 Hawdon St EAGLEMONT 3084	\$2,580,000	13/11/2025

**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:

23/02/2026 14:45



 4  2  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,599,000

**Median House Price**

Year ending December 2025: \$2,367,500

## Comparable Properties



**31 King St IVANHOE EAST 3079 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,520,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House



**1 Ford St IVANHOE 3079 (REI)**

Agent Comments

 4  2  1

**Price:** \$2,525,000

**Method:** Auction Sale

**Date:** 20/11/2025

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**22 Hawdon St EAGLEMONT 3084 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$2,580,000

**Method:** Private Sale

**Date:** 13/11/2025

**Property Type:** House (Res)

**Land Size:** 606 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133



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