

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

43 Charteris Drive, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,550,000 & \$2,750,000

Median sale price

Median price \$2,430,000 Property Type House Suburb Ivanhoe East

Period - From 01/01/2024 to 31/12/2024 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	40 Carn Av IVANHOE 3079	\$2,650,000	05/02/2025
2	91 Marshall St IVANHOE 3079	\$2,650,000	06/12/2024
3	184 The Boulevard IVANHOE EAST 3079	\$2,525,000	21/09/2024

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:

04/03/2025 10:58



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Property Type: House
Land Size: 985 sqm approx
Agent Comments

Indicative Selling Price
\$2,550,000 - \$2,750,000
Median House Price
Year ending December 2024: \$2,430,000

Comparable Properties



40 Carn Av IVANHOE 3079 (REI)

Agent Comments

4 2 3

Price: \$2,650,000
Method: Private Sale
Date: 05/02/2025
Rooms: 7
Property Type: House (Res)
Land Size: 864 sqm approx



91 Marshall St IVANHOE 3079 (REI/VG)

Agent Comments

4 2 2

Price: \$2,650,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 933 sqm approx



184 The Boulevard IVANHOE EAST 3079 (REI/VG)

Agent Comments

5 2 2

Price: \$2,525,000
Method: Private Sale
Date: 21/09/2024
Rooms: 7
Property Type: House (Res)
Land Size: 876 sqm approx

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