## 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

105 Maltravers Road, Ivanhoe East Vic 3079

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,500,000	&	\$2,600,00	00				
Median sale price								
Median price	\$2,400,000	Property Type	House	Suburb	Ivanhoe East			
Period - From	19/06/2024	to 18/06/2025	Sou	urce 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.

Ade	dress of comparable property	Price	Date of sale
1	28 Carn Av IVANHOE 3079	\$2,505,000	20/05/2025
2	29 Green St IVANHOE 3079	\$2,375,000	15/05/2025
3	36 Mount Eagle Rd EAGLEMONT 3084	\$2,600,000	18/03/2025

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:

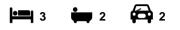
19/06/2025 19:36



105 Maltravers Road, Ivanhoe East Vic 3079



Stiven Mrkela (03) 9499 7992



**Property Type:** House **Land Size:** 570 sqm approx Agent Comments Additional off street parking 0410 635 201 stivenmrkela@jelliscraig.com.au Indicative Selling Price

\$2,500,000 - \$2,600,000 **Median House Price** 19/06/2024 - 18/06/2025: \$2,400,000

# **Comparable Properties**

28 Carn Av IVANHOE 3079 (REI)   4 4 3   Price: \$2,505,000   Method: Private Sale   Date: 20/05/2025   Property Type: House   Land Size: 1235 sqm approx	Agent Comments
29 Green St IVANHOE 3079 (REI) 3 2 6 4 Price: \$2,375,000 Method: Private Sale Date: 15/05/2025 Property Type: House Land Size: 825 sqm approx	Agent Comments
36 Mount Eagle Rd EAGLEMONT 3084 (REI/VG)   4 2 2   Price: \$2,600,000   Method: Private Sale   Date: 18/03/2025   Property Type: House   Land Size: 1026 sqm approx	Agent Comments

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



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