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	105 The Boulevard, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,850,000	&	\$1,950,000

Median sale price

Median price	\$1,820,000	Pro	perty Type	House		Suburb	Ivanhoe
Period - From	01/04/2024	to	31/03/2025		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

Address of comparable property		Price	Date of sale
1	3 Redesdale Rd IVANHOE 3079	\$1,850,000	05/04/2025
2	12 Mandall Av IVANHOE 3079	\$1,925,000	22/03/2025
3	183 The Boulevard IVANHOE EAST 3079	\$1,800,000	18/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/04/2025 08:18













Property Type: House Land Size: 582 sqm approx

Agent Comments

Indicative Selling Price \$1,850,000 - \$1,950,000 **Median House Price**

Year ending March 2025: \$1,820,000

Comparable Properties



3 Redesdale Rd IVANHOE 3079 (REI)







Price: \$1,850,000 Method: Auction Sale Date: 05/04/2025

Property Type: House (Res) Land Size: 572 sqm approx

Agent Comments

Redesdale flatter allotment, Blvd more character and appeal. Dependant on buyer plans to live or rebuild.



12 Mandall Av IVANHOE 3079 (REI)





Price: \$1,925,000 Method: Auction Sale Date: 22/03/2025

Rooms: 6

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments

Rockbeare precinct with slightly larger land vs Blvd location dependant on buyer. Homes may or not be factored.









2

Price: \$1.800.000 Method: Sold Before Auction

Date: 18/02/2025 Rooms: 4

Property Type: House (Res) Land Size: 588 sqm approx

Agent Comments

One less bedroom, similar land and location

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





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