

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

15 Castella Street, Ivanhoe East Vic 3079

Indicative selling price

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

Single price \$3,750,000

Median sale price

Median price \$2,454,000

Property Type House

Suburb Ivanhoe East

Period - From 01/07/2025

to 30/09/2025

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	123 The Righi EAGLEMONT 3084	\$3,555,000	01/11/2025
2	42 Otterington Gr IVANHOE EAST 3079	\$3,840,000	26/08/2025
3			

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:

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Indicative Selling Price

\$3,750,000

Median House Price

September quarter 2025: \$2,454,000



 4  5  2

Property Type: House

Land Size: 684 sqm approx

Agent Comments

Comparable Properties



123 The Righi EAGLEMONT 3084 (REI)

Agent Comments

 4  2  4

Price: \$3,555,000

Method: Private Sale

Date: 01/11/2025

Property Type: House



42 Otterington Gr IVANHOE EAST 3079 (REI)

Agent Comments

 5  5  2

Price: \$3,840,000

Method: Private Sale

Date: 26/08/2025

Property Type: House

Land Size: 1002 sqm approx

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.

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



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