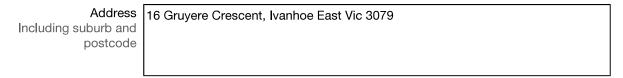
### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale



#### Indicative selling price

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

Range between	\$2,680,000	&	\$2,920,000
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#### Median sale price

Median price	\$2,355,000	Pro	perty Type H	ouse		Suburb	Ivanhoe East
Period - From	01/07/2024	to	30/06/2025	So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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	16 Hartlands Rd IVANHOE EAST 3079	\$2,940,000	28/06/2025
2	22 Wamba Rd IVANHOE EAST 3079	\$2,640,000	21/06/2025
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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

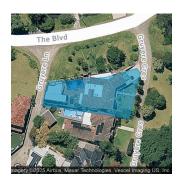
This Statement of Information was prepared on:	19/08/2025 11:47



# **JellisCraig**

Josh Saunders 03 9499 7992 0407 011 901 joshsaunders@jelliscraig.com.au

**Indicative Selling Price** \$2,680,000 - \$2,920,000 **Median House Price** Year ending June 2025: \$2,355,000

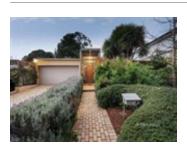


Rooms: 9

Property Type: House (Res) Land Size: 736 sqm approx

Agent Comments

## Comparable Properties



16 Hartlands Rd IVANHOE EAST 3079 (REI)

3

Agent Comments

Price: \$2,940,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 920 sqm approx



22 Wamba Rd IVANHOE EAST 3079 (REI)

3

Agent Comments

Price: \$2,640,000 Method: Auction Sale Date: 21/06/2025

Rooms: 5

Property Type: House (Res) Land Size: 892 sqm approx

**Agent Comments** 

36 Mount Eagle Rd EAGLEMONT 3084 (REI/VG)

Price: \$2,600,000 Method: Private Sale Date: 18/03/2025 **Property Type:** House Land Size: 1026 sqm approx

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



