

# 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

16 Gruyere Crescent, Ivanhoe East Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,680,000

&

\$2,920,000

### Median sale price

Median price \$2,355,000

Property Type House

Suburb Ivanhoe East

Period - From 01/07/2024

to

30/06/2025

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/08/2025 11:47

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**Indicative Selling Price**

\$2,680,000 - \$2,920,000

**Median House Price**

Year ending June 2025: \$2,355,000



3 2 2

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 736 sqm approx

**Agent Comments**

## Comparable Properties



**16 Hartlands Rd IVANHOE EAST 3079 (REI)**

**Agent Comments**

3 2 2

**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)**

**Agent Comments**

3 2 2

**Price:** \$2,640,000

**Method:** Auction Sale

**Date:** 21/06/2025

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 892 sqm approx



**36 Mount Eagle Rd EAGLEMONT 3084 (REI/VG)**

**Agent Comments**

4 2 2

**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