

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 Hartlands Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between

\$2,300,000

&

\$2,500,000

Median sale price

Median price

\$2,400,000

Property Type

House

Suburb

Ivanhoe East

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	Price	Date of sale
1	43 Charteris Dr IVANHOE EAST 3079	\$2,580,000	15/03/2025
2	3 Oakdene Pl IVANHOE EAST 3079	\$2,400,000	05/02/2025
3	91 Maltravers Rd IVANHOE EAST 3079	\$2,315,000	06/11/2024

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:

29/04/2025 17:17



Property Type: House (Previously Occupied - Detached)
Land Size: 914 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,500,000
Median House Price
 Year ending March 2025: \$2,400,000

Comparable Properties



43 Charteris Dr IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,580,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 985 sqm approx



3 Oakdene Pl IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,400,000
Method: Auction Sale
Date: 05/02/2025
Rooms: 7
Property Type: House (Res)
Land Size: 694 sqm approx



91 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$2,315,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: House (Res)
Land Size: 585 sqm approx

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