#### 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	

#### 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	Pro	pperty Type H	louse		Suburb	Ivanhoe East
Period - From	01/04/2024	to	31/03/2025	S	ource	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	43 Charteris Dr IVANHOE EAST 3079	\$2,580,000	15/03/2025
2	3 Oakdene PI 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 comparableproperties 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)





Price: \$2,580,000 Method: Auction Sale Date: 15/03/2025

Property Type: House (Res) Land Size: 985 sqm approx

**Agent Comments** 



3 Oakdene PI 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)





Price: \$2,315,000

Method: Sold Before Auction

Date: 06/11/2024

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.