

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

20 King Street, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$2,510,000

Property Type House

Suburb Ivanhoe East

Period - From 01/04/2025

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	22 Wamba Rd IVANHOE EAST 3079	\$2,640,000	21/06/2025
2	31 Wallis Av IVANHOE EAST 3079	\$2,825,000	24/05/2025
3	38 Otterington Gr IVANHOE EAST 3079	\$2,870,000	12/04/2025

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:

08/09/2025 12:42



3 1 2

Property Type: House
Land Size: 942 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
June quarter 2025: \$2,510,000

Comparable Properties



22 Wamba Rd IVANHOE EAST 3079 (REI/VG)

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



31 Wallis Av IVANHOE EAST 3079 (REI)

Agent Comments

4 1 2

Price: \$2,825,000
Method: Auction Sale
Date: 24/05/2025
Rooms: 7
Property Type: House (Res)



38 Otterington Gr IVANHOE EAST 3079 (REI)

Agent Comments

4 2 3

Price: \$2,870,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 1162 sqm approx

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