

# 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

303 The Boulevard, 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

\$3,750,000

&

\$4,100,000

### 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	43 The Righi EAGLEMONT 3084	\$3,400,000	03/04/2025
2	12 Glenard Dr EAGLEMONT 3084	\$4,810,000	26/03/2025
3	72 Mcarthur Rd IVANHOE EAST 3079	\$3,945,000	25/03/2025

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:

18/08/2025 15:19



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**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,750,000 - \$4,100,000  
**Median House Price**  
June quarter 2025: \$2,510,000

## Comparable Properties



**43 The Righi EAGLEMONT 3084 (REI/VG)**

**Agent Comments**

 5    3    4

**Price:** \$3,400,000  
**Method:** Sold Before Auction  
**Date:** 03/04/2025  
**Property Type:** House (Res)  
**Land Size:** 822 sqm approx



**12 Glenard Dr EAGLEMONT 3084 (REI)**

**Agent Comments**

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**Price:** \$4,810,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** House (Res)



**72 Mcarthur Rd IVANHOE EAST 3079 (REI/VG)**

**Agent Comments**

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**Price:** \$3,945,000  
**Method:** Private Sale  
**Date:** 25/03/2025  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

**Account - Barry Plant** | P: 03 9842 8888