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 303 The Boulevard, Ivanhoe East Vic 3079 Including suburb and postcode

Indicative selling price

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

Range between \$3,750,000 \$4,100,000 &

Median sale price

Median price	\$2,510,000	Pro	perty 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

Add	dress 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 comparableproperties 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











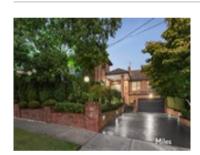


Property Type: House (Res) **Land Size:** 1000 sqm approx

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)

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Price: \$3,400,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: House (Res) Land Size: 822 sqm approx **Agent Comments**



12 Glenard Dr EAGLEMONT 3084 (REI)

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Agent Comments

Agent Comments

Price: \$4,810,000 **Method:** Private Sale **Date:** 26/03/2025

Property Type: House (Res)



72 Mcarthur Rd IVANHOE EAST 3079 (REI/VG)

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1







9 2

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





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