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	\$2,850,000	&	\$3,100,000

Median sale price

Median price	\$2,375,000	Pro	perty Type	House		Suburb	Eaglemont
Period - From	01/10/2024	to	30/09/2025		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	2 Charteris Dr IVANHOE EAST 3079	\$2,990,000	11/10/2025
2	95 Maltravers Rd IVANHOE EAST 3079	\$3,000,000	20/09/2025
3	31 Wallis Av IVANHOE EAST 3079	\$2,825,000	24/05/2025

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:	23/10/2025 20:27



JellisCraig









Property Type: House **Land Size:** 701 sqm approx

Agent Comments

Indicative Selling Price \$2,850,000 - \$3,100,000 Median House Price

Year ending September 2025: \$2,375,000

Comparable Properties



2 Charteris Dr IVANHOE EAST 3079 (REI)

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Agent Comments

Price: \$2,990,000 **Method:** Auction Sale **Date:** 11/10/2025

Rooms: 7

Property Type: House (Res) **Land Size:** 720 sqm approx

95 Maltravers Rd IVANHOE EAST 3079 (REI)











Agent Comments



Price: \$3,000,000 **Method:** Auction Sale **Date:** 20/09/2025

Rooms: 7

Property Type: House (Res) **Land Size:** 896 sqm approx

31 Wallis Av IVANHOE EAST 3079 (REI/VG)









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Agent Comments



Price: \$2,825,000 **Method:** Auction Sale **Date:** 24/05/2025 **Rooms:** 7

Property Type: House (Res) Land Size: 1130 sqm approx

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





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