

# 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

9 Flora Grove, 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)

Single price

\$2,550,000

### Median sale price

Median price

\$2,380,000

Property Type

House

Suburb

Ivanhoe East

Period - From

01/04/2025

to

31/03/2026

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 | 65 Wilfred Rd IVANHOE EAST 3079 | \$2,410,000 | 18/04/2026   |
| 2 | 2 Scotts Pde IVANHOE 3079       | \$2,551,500 | 23/03/2026   |
| 3 | 31 King St IVANHOE EAST 3079    | \$2,520,000 | 21/02/2026   |

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:

15/06/2026 14:25



4 2 2

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,550,000  
**Median House Price**  
Year ending March 2026: \$2,380,000

## Comparable Properties



**65 Wilfred Rd IVANHOE EAST 3079 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,410,000  
**Method:** Private Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)



**2 Scotts Pde IVANHOE 3079 (REI)**

**Agent Comments**

5 3 2

**Price:** \$2,551,500  
**Method:** Private Sale  
**Date:** 23/03/2026  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 677 sqm approx



**31 King St IVANHOE EAST 3079 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,520,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx

**Account - Miles** | P: 03 9497 3222 | F: 03 9499 4089