

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

105 Maltravers Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,500,000 & \$2,600,000

Median sale price

Median price \$2,400,000 Property Type House Suburb Ivanhoe East

Period - From 19/06/2024 to 18/06/2025 Source Property Data

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	28 Carn Av IVANHOE 3079	\$2,505,000	20/05/2025
2	29 Green St IVANHOE 3079	\$2,375,000	15/05/2025
3	36 Mount Eagle Rd EAGLEMONT 3084	\$2,600,000	18/03/2025

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: 19/06/2025 19:36



 3  2  2

Property Type: House

Land Size: 570 sqm approx

Agent Comments

Additional off street parking

Comparable Properties



28 Carn Av IVANHOE 3079 (REI)

Agent Comments

 4  4  3

Price: \$2,505,000

Method: Private Sale

Date: 20/05/2025

Property Type: House

Land Size: 1235 sqm approx



29 Green St IVANHOE 3079 (REI)

Agent Comments

 3  2  4

Price: \$2,375,000

Method: Private Sale

Date: 15/05/2025

Property Type: House

Land Size: 825 sqm approx



36 Mount Eagle Rd EAGLEMONT 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,600,000

Method: Private Sale

Date: 18/03/2025

Property Type: House

Land Size: 1026 sqm approx