

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

42 Otterington Grove, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$3,700,000 & \$4,000,000

Median sale price

Median price \$2,355,000 Property Type House Suburb Ivanhoe East

Period - From 01/07/2024 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 Hopetoun Gr EAGLEMONT 3084	\$3,780,000	18/04/2025
2	72 Mcarthur Rd IVANHOE EAST 3079	\$3,945,000	25/03/2025
3			

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: 30/07/2025 11:39



Property Type: House

Agent Comments

Comparable Properties



43 Hopetoun Gr EAGLEMONT 3084 (REI)

Agent Comments



Price: \$3,780,000

Method: Private Sale

Date: 18/04/2025

Rooms: 8

Property Type: House (Res)

Land Size: 1022 sqm approx



72 Mcarthur Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$3,945,000

Method: Private Sale

Date: 25/03/2025

Rooms: 8

Property Type: House (Res)

Land Size: 697 sqm approx

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.