

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

18 Rotherwood Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

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	39 Durham St EAGLEMONT 3084	\$1,950,000	10/05/2025
2	9 Rose St IVANHOE 3079	\$2,025,000	15/04/2025
3	51 Ivanhoe Pde IVANHOE 3079	\$1,840,000	31/03/2025

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:

28/07/2025 14:32

Stiven Mrkela
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Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending June 2025: \$2,355,000



 3  2  2

Property Type: House

Land Size: 940 sqm approx

Agent Comments

Off street parking

Comparable Properties



39 Durham St EAGLEMONT 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,950,000

Method: Private Sale

Date: 10/05/2025

Property Type: House

Land Size: 707 sqm approx



9 Rose St IVANHOE 3079 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,025,000

Method: Private Sale

Date: 15/04/2025

Rooms: 5

Property Type: House (Res)

Land Size: 797 sqm approx



51 Ivanhoe Pde IVANHOE 3079 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,840,000

Method: Private Sale

Date: 31/03/2025

Rooms: 6

Property Type: House (Res)

Land Size: 746 sqm approx

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