

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 \$2,350,000 & \$2,500,000

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	59 York Av IVANHOE EAST 3079	\$2,380,000	07/06/2025
2	28 Carn Av IVANHOE 3079	\$2,505,000	20/05/2025
3	29 Green St IVANHOE 3079	\$2,375,000	15/05/2025

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:

08/08/2025 10:10

Stiven Mrkela
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Indicative Selling Price

\$2,350,000 - \$2,500,000

Median House Price

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



 3  2  3

Property Type: House

Land Size: 572 sqm approx

Agent Comments

Comparable Properties



59 York Av IVANHOE EAST 3079 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,380,000

Method: Private Sale

Date: 07/06/2025

Property Type: House (Res)

Land Size: 633 sqm approx



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/VG)

Agent Comments

 3  2  4

Price: \$2,375,000

Method: Private Sale

Date: 15/05/2025

Property Type: House

Land Size: 825 sqm approx

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