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	135 Maltravers Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,017,500 Property Type House Suburb Ivanhoe

Period - From 01/01/2025 to 31/12/2025 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	49 Maltravers Rd IVANHOE EAST 3079	$1,905,000	12/11/2025
2	47 Maltravers Rd IVANHOE EAST 3079	$1,860,000	08/11/2025
3	37 Keam St IVANHOE EAST 3079	$1,746,700	25/10/2025

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: 27/01/2026 10:29

135 Maltravers Road, Ivanhoe Vic 3079

JellisCraig

Christopher Macey
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3 1 2

Rooms: 7
Property Type: House
Land Size: 813m2 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending December 2025: $2,017,500

Comparable Properties



49 Maltravers Rd IVANHOE EAST 3079 (REI)

3 2 2

Price: $1,905,000
Method: Private Sale
Date: 12/11/2025
Property Type: House (Res)

Agent Comments



47 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

3 2 2

Price: $1,860,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments



37 Keam St IVANHOE EAST 3079 (REI/VG)

4 1 2

Price: $1,746,700
Method: Private Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 919 sqm approx

Agent Comments

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