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	27 Charteris Drive, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $2,200,000 & $2,300,000

Median sale price

Median price $2,380,000 Property Type House Suburb Ivanhoe East

Period - From 01/04/2025 to 31/03/2026 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	25 Keam St IVANHOE EAST 3079	$2,205,000	10/04/2026
2	55 Wilfred Rd IVANHOE EAST 3079	$2,350,000	03/04/2026
3	29 Fairy St IVANHOE 3079	$2,250,000	21/03/2026

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: 12/05/2026 09:03

27 Charteris Drive, Ivanhoe East Vic 3079

Mark Britt
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Property Type:
Agent Comments

Indicative Selling Price
$2,200,000 - $2,300,000
Median House Price
Year ending March 2026: $2,380,000

Comparable Properties



25 Keam St IVANHOE EAST 3079 (REI)

5 2 2

Price: $2,205,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 1031 sqm approx

Agent Comments



55 Wilfred Rd IVANHOE EAST 3079 (REI)

5 2 2

Price: $2,350,000
Method: Private Sale
Date: 03/04/2026
Rooms: 9
Property Type: House (Res)
Land Size: 1004 sqm approx

Agent Comments



29 Fairy St IVANHOE 3079 (REI)

4 2 2

Price: $2,250,000
Method: Private Sale
Date: 21/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 690.20 sqm approx

Agent Comments

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

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