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	9 Flora Grove, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $2,550,000

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	65 Wilfred Rd IVANHOE EAST 3079	$2,410,000	18/04/2026
2	2 Scotts Pde IVANHOE 3079	$2,551,500	23/03/2026
3	31 King St IVANHOE EAST 3079	$2,520,000	21/02/2026

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: 15/06/2026 14:25

9 Flora Grove, Ivanhoe East Vic 3079

Mark Britt
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4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price
$2,550,000
Median House Price
Year ending March 2026: $2,380,000

Comparable Properties



65 Wilfred Rd IVANHOE EAST 3079 (REI)

4 2 2

Price: $2,410,000
Method: Private Sale
Date: 18/04/2026
Property Type: House (Res)

Agent Comments



2 Scotts Pde IVANHOE 3079 (REI)

5 3 2

Price: $2,551,500
Method: Private Sale
Date: 23/03/2026
Rooms: 10
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments



31 King St IVANHOE EAST 3079 (REI/VG)

4 2 2

Price: $2,520,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments

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

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