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<br>Including suburb and postcode | 4 Beauview Parade, Ivanhoe East Vic 3079 |

## Indicative selling price

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

Single price $1,895,000

## Median sale price

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

Period - From 01/07/2025 to 30/06/2026 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 | 103 Banksia St EAGLEMONT 3084 | $1,855,000 | 30/07/2026 |
| 2 | 86 The Righi EAGLEMONT 3084 | $1,882,000 | 29/04/2026 |
| 3 | 5 Hartlands Rd IVANHOE EAST 3079 | $1,906,000 | 30/03/2026 |

**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: 28/08/2026 12:33

# 4 Beauview Parade, Ivanhoe East Vic 3079

Mark Britt
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mbritt@milesre.com.au




5 2 1

**Rooms:** 12
**Property Type:** House (Res)
**Land Size:** 595 sqm approx

Agent Comments

**Indicative Selling Price**
$1,895,000
**Median House Price**
Year ending June 2026: $2,380,000

## Comparable Properties



**103 Banksia St EAGLEMONT 3084 (REI)**

5 3 3

**Price:** $1,855,000
**Method:** Private Sale
**Date:** 30/07/2026
**Rooms:** 9
**Property Type:** House (Res)
**Land Size:** 830 sqm approx

Agent Comments




**86 The Righi EAGLEMONT 3084 (REI/VG)**

3 2 3

**Price:** $1,882,000
**Method:** Private Sale
**Date:** 29/04/2026
**Property Type:** House
**Land Size:** 412 sqm approx

Agent Comments



**5 Hartlands Rd IVANHOE EAST 3079 (REI/VG)**

4 1 2

**Price:** $1,906,000
**Method:** Private Sale
**Date:** 30/03/2026
**Property Type:** House (Res)
**Land Size:** 601 sqm approx

Agent Comments

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

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