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	8 Otterington Grove, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $2,750,000

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	22 Rotherwood Rd IVANHOE EAST 3079	$2,750,000	04/06/2026
2	30 Gilbert Rd IVANHOE 3079	$2,715,000	27/03/2026
3			

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: 02/09/2026 10:18

8 Otterington Grove, Ivanhoe East Vic 3079

Nelson Alexander

James Labiris
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4 2 2

Property Type: House
Land Size: 1127 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000
Median House Price
Year ending June 2026: $2,380,000

Comparable Properties



22 Rotherwood Rd IVANHOE EAST 3079 (REI)

5 4 3

Price: $2,750,000
Method: Private Sale
Date: 04/06/2026
Property Type: House (Res)
Land Size: 994 sqm approx

Agent Comments



30 Gilbert Rd IVANHOE 3079 (REI)

4 2 2

Price: $2,715,000
Method: Private Sale
Date: 27/03/2026
Property Type: House
Land Size: 816 sqm approx

Agent Comments

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.

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