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	481 The Boulevard, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $3,300,000 & $3,500,000

Median sale price

Median price $2,350,000 Property Type House Suburb Ivanhoe East

Period - From 01/10/2023 to 30/09/2024 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	28 Ormond Rd EAGLEMONT 3084	$3,220,000	25/09/2024
2	25 Devon St EAGLEMONT 3084	$4,030,000	10/09/2024
3	43 Outlook Dr EAGLEMONT 3084	$3,380,000	15/06/2024

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: 11/11/2024 13:28

481 The Boulevard, Ivanhoe East Vic 3079

Nelson Alexander



3 2 2

Property Type: House
Land Size: 1169 sqm approx

Agent Comments

Indicative Selling Price
$3,300,000 - $3,500,000
Median House Price
Year ending September 2024: $2,350,000

Comparable Properties



28 Ormond Rd EAGLEMONT 3084 (REI)

4 3 4

Price: $3,220,000
Method: Private Sale
Date: 25/09/2024
Property Type: House (Res)

Agent Comments



25 Devon St EAGLEMONT 3084 (REI)

5 4 2

Price: $4,030,000
Method: Private Sale
Date: 10/09/2024
Property Type: House (Res)
Land Size: 1784 sqm approx

Agent Comments



43 Outlook Dr EAGLEMONT 3084 (REI/VG)

4 3 3

Price: $3,380,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 1363 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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