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 Carmichael Street, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,975,000 & $2,170,000

Median sale price

Median price $2,430,000 Property Type House Suburb Ivanhoe East

Period - From 01/01/2024 to 31/12/2024 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	10 Beauview Pde IVANHOE EAST 3079	$2,060,000	29/10/2024
2	147 Waterdale Rd IVANHOE 3079	$2,125,000	20/09/2024
3	11 Charlton Rd EAGLEMONT 3084	$2,150,000	03/08/2024

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: 29/01/2025 09:01

8 Carmichael Street, Ivanhoe East Vic 3079

Nelson Alexander

Liz Walker
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4 2

Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,975,000 - $2,170,000
Median House Price
Year ending December 2024: $2,430,000

Comparable Properties



10 Beauview Pde IVANHOE EAST 3079 (REI)

5 3 2

Price: $2,060,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 568 sqm approx

Agent Comments



147 Waterdale Rd IVANHOE 3079 (REI/VG)

4 3 2

Price: $2,125,000
Method: Sold Before Auction
Date: 20/09/2024
Rooms: 7
Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments



11 Charlton Rd EAGLEMONT 3084 (REI/VG)

4 2 2

Price: $2,150,000
Method: Private Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 829 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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