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	105 The Boulevard, Ivanhoe Vic 3079

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $1,820,000 Property Type House Suburb Ivanhoe

Period - From 01/04/2024 to 31/03/2025 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	3 Redesdale Rd IVANHOE 3079	$1,850,000	05/04/2025
2	12 Mandall Av IVANHOE 3079	$1,925,000	22/03/2025
3	183 The Boulevard IVANHOE EAST 3079	$1,800,000	18/02/2025

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: 14/04/2025 08:18

105 The Boulevard, Ivanhoe Vic 3079



3 1 3

Property Type: House
Land Size: 582 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
Year ending March 2025: $1,820,000

Comparable Properties



3 Redesdale Rd IVANHOE 3079 (REI)

3 1 2

Price: $1,850,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments

Redesdale flatter allotment, Blvd more character and appeal. Dependant on buyer plans to live or rebuild.



12 Mandall Av IVANHOE 3079 (REI)

4 2 2

Price: $1,925,000
Method: Auction Sale
Date: 22/03/2025
Rooms: 6
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments

Rockbeare precinct with slightly larger land vs Blvd location dependant on buyer. Homes may or not be factored.



183 The Boulevard IVANHOE EAST 3079 (REI)

2 1 -

Price: $1,800,000
Method: Sold Before Auction
Date: 18/02/2025
Rooms: 4
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

One less bedroom, similar land and location

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