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	228 The Boulevard, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $2,375,000

Median sale price

Median price $2,400,000 Property Type House Suburb Ivanhoe East

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	59 York Av IVANHOE EAST 3079	$2,380,000	07/06/2025
2	1 Warncliffe Rd IVANHOE EAST 3079	$2,355,000	29/03/2025
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: 13/06/2025 09:07

228 The Boulevard, Ivanhoe East Vic 3079

Nelson Alexander

Liz Walker
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0412 659 140
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5 3 2

Property Type: House
Land Size: 736 sqm approx

Agent Comments

Indicative Selling Price
$2,375,000
Median House Price
Year ending March 2025: $2,400,000

Comparable Properties



59 York Av IVANHOE EAST 3079 (REI)

4 2 2

Price: $2,380,000
Method: Private Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments



1 Warncliffe Rd IVANHOE EAST 3079 (REI/VG)

4 2 2

Price: $2,355,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 859 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.

REIV THE DIFFERENCE

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