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	19 Withers Street, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $2,280,000 & $2,350,000

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	87 Locksley Rd IVANHOE 3079	$2,300,000	09/05/2025
2	4 Robina Rd EAGLEMONT 3084	$2,280,000	10/04/2025
3	1 Warncliffe Rd IVANHOE EAST 3079	$2,355,000	29/03/2025

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: 28/05/2025 15:18

19 Withers Street, Ivanhoe East Vic 3079



4 1.5 3

Property Type: House
Land Size: 1,097 sqm approx

Agent Comments

Indicative Selling Price
$2,280,000 - $2,350,000
Median House Price
Year ending March 2025: $2,400,000

Comparable Properties



87 Locksley Rd IVANHOE 3079 (REI)

4 2 3

Price: $2,300,000
Method: Private Sale
Date: 09/05/2025
Rooms: 7
Property Type: House (Res)
Land Size: 1115 sqm approx

Agent Comments



4 Robina Rd EAGLEMONT 3084 (REI)

4 2 1

Price: $2,280,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments



1 Warncliffe Rd IVANHOE EAST 3079 (REI)

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

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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