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	16 Gruyere Crescent, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $2,680,000 & $2,920,000

Median sale price

Median price $2,355,000 Property Type House Suburb Ivanhoe East

Period - From 01/07/2024 to 30/06/2025 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	16 Hartlands Rd IVANHOE EAST 3079	$2,940,000	28/06/2025
2	22 Wamba Rd IVANHOE EAST 3079	$2,640,000	21/06/2025
3	36 Mount Eagle Rd EAGLEMONT 3084	$2,600,000	18/03/2025

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: 19/08/2025 11:47

16 Gruyere Crescent, Ivanhoe East Vic 3079

JellisCraig

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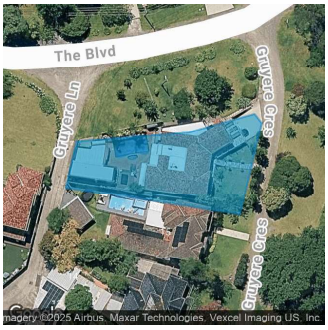
Indicative Selling Price
$2,680,000 - $2,920,000
Median House Price
Year ending June 2025: $2,355,000



3 2 2

Rooms: 9
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

Comparable Properties



16 Hartlands Rd IVANHOE EAST 3079 (REI)

3 2 2

Price: $2,940,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 920 sqm approx

Agent Comments



22 Wamba Rd IVANHOE EAST 3079 (REI)

3 2 2

Price: $2,640,000
Method: Auction Sale
Date: 21/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 892 sqm approx

Agent Comments



36 Mount Eagle Rd EAGLEMONT 3084 (REI/VG)

4 2 2

Price: $2,600,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 1026 sqm approx

Agent Comments

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