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	49 Maltravers Road, Ivanhoe East Vic 3079

Indicative selling price

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

Single price $1,995,000

Median sale price

Median price $2,454,000 Property Type House Suburb Ivanhoe East

Period - From 01/07/2025 to 30/09/2025 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	110 St Elmo Rd IVANHOE 3079	$1,998,000	04/10/2025
2	7 Stanley St IVANHOE 3079	$2,010,000	28/06/2025
3	86 Studley Rd EAGLEMONT 3084	$1,961,000	19/05/2025

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: 06/10/2025 09:29

49 Maltravers Road, Ivanhoe East Vic 3079

Nelson Alexander



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,995,000
Median House Price
September quarter 2025: $2,454,000

Comparable Properties



110 St Elmo Rd IVANHOE 3079 (REI)

3 1 1

Price: $1,998,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 753 sqm approx

Agent Comments



7 Stanley St IVANHOE 3079 (REI)

3 2 2

Price: $2,010,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments



86 Studley Rd EAGLEMONT 3084 (REI/VG)

4 2 2

Price: $1,961,000
Method: Sold Before Auction
Date: 19/05/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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