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: 37 Keam Street, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $2,510,000 Property Type House Suburb Ivanhoe East

Period - From 01/04/2025 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	3 Ravenswood Av IVANHOE EAST 3079	$1,670,000	31/05/2025
2			
3			

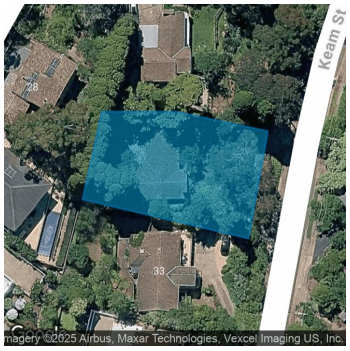
OR

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: 12/09/2025 15:37

37 Keam Street, Ivanhoe East Vic 3079

JellisCraig



Property Type:
Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
June quarter 2025: $2,510,000

Comparable Properties



3 Ravenswood Av IVANHOE EAST 3079 (REI/VG)

2 1 2

Price: $1,670,000
Method: Auction Sale
Date: 31/05/2025
Rooms: 4
Property Type: House (Res)
Land Size: 580 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.

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

REIV THE DIFFERENCE

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