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	47 Maltravers Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

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

Period - From 01/10/2024 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	17 Toora St IVANHOE 3079	$1,832,000	22/07/2025
2	9 Rosedale Gr IVANHOE 3079	$1,935,000	28/06/2025
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: 14/10/2025 16:09

47 Maltravers Road, Ivanhoe East Vic 3079

Nelson Alexander

Liz Walker
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Property Type:
Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending September 2025: $2,355,000

Comparable Properties



17 Toora St IVANHOE 3079 (VG)

3 - -

Price: $1,832,000
Method: Sale
Date: 22/07/2025
Property Type: House (Res)
Land Size: 612 sqm approx

Agent Comments



9 Rosedale Gr IVANHOE 3079 (REI/VG)

4 2 3

Price: $1,935,000
Method: Private Sale
Date: 28/06/2025
Rooms: 6
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments

Has additional bedroom

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 | propertydata.com.au

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