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	31 King Street, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $2,150,000 & $2,350,000

Median sale price

Median price $2,387,500 Property Type House Suburb Ivanhoe East

Period - From 01/10/2025 to 31/12/2025 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	105 Maltravers Rd IVANHOE EAST 3079	$2,300,000	11/11/2025
2	18 Kenilworth Pde IVANHOE 3079	$2,250,000	06/09/2025
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: 27/01/2026 10:20

31 King Street, Ivanhoe East Vic 3079

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$2,150,000 - $2,350,000
Median House Price
December quarter 2025: $2,387,500

Comparable Properties



105 Maltravers Rd IVANHOE EAST 3079 (REI)

3 2 3

Agent Comments

Price: $2,300,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: House (Res)



18 Kenilworth Pde IVANHOE 3079 (REI/VG)

4 1 2

Agent Comments

Price: $2,250,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 604 sqm approx

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 - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata.com.au

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