

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Units offered for sale

Address
Including suburb and
postcode

G04, 101, 103 / 162 Maltravers Road, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price
G04 – Apartment – 2 bedroom, 2 bathroom, 1 car	\$1,250,000
101 - Apartment – 2 bedroom, 2 bathroom, 1 car	\$1,070,000
103 - Apartment – 2 bedroom, 3 bathroom, 1 car	\$990,000

Suburb unit median sale price

Median price

\$1,250,000

Suburb

Ivanhoe Vic 3079

Period - From

01/01/2024

To

31/12/2024

Source

REIV

Comparable property sales

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
E.g. One bedroom units			
2 bedroom	1. G11/173 The Boulevard, Ivanhoe East 3079	\$1,016,500	02/11/24
	2. 4/4-6 Noel Street, Ivanhoe 3079	\$1,225,000	26/10/24
	3. 12/173 The Boulevard, Ivanhoe East 3079	\$1,240,000	09/10/24

This Statement of Information was prepared on:

03/04/2025