

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

287 The Boulevard, Ivanhoe East VIC 3079

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$2,380,000

Property Type

House

Suburb

Ivanhoe East

Period - From

09/10/2025

to

08/04/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
21 Streeton Cr, Ivanhoe East Vic	\$2,300,000	14/03/2026
135 Maltravers Rd, Ivanhoe Vic	\$2,132,000	28/02/2026
36 Ormond Rd, Eaglemont Vic	\$2,255,000	06/12/2025

This Statement of Information was prepared on:

09/04/2026