

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

27 Charteris Drive, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

Median sale price

Median price \$2,380,000 Property Type House Suburb Ivanhoe East

Period - From 01/04/2025 to 31/03/2026 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.

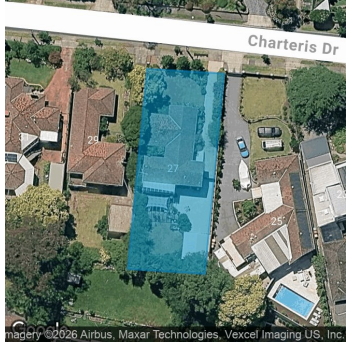
	Address of comparable property	Price	Date of sale
1	21 Streeeton Cr IVANHOE EAST 3079	\$2,300,000	14/03/2026
2	27 Odenwald Rd EAGLEMONT 3084	\$2,375,000	11/03/2026
3	105 Maltravers Rd IVANHOE EAST 3079	\$2,300,000	11/11/2025

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:

29/04/2026 10:09



Property Type:
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
Year ending March 2026: \$2,380,000

Comparable Properties



21 Streeton Cr IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,300,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 998 sqm approx



27 Odenwald Rd EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$2,375,000
Method: Private Sale
Date: 11/03/2026
Rooms: 6
Property Type: House (Res)
Land Size: 678 sqm approx



105 Maltravers Rd IVANHOE EAST 3079 (REI/VG)

Agent Comments



Price: \$2,300,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: House (Res)
Land Size: 570 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089