

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 34 Mcarthur Road, Ivanhoe East Vic 3079

Indicative selling price

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

Single price \$1,830,000

Median sale price

Median price \$2,417,000

Property Type House

Suburb Ivanhoe East

Period - From 26/02/2025

to 25/02/2026

Source Property Data

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	51 Ormond Rd EAGLEMONT 3084	\$1,810,000	13/12/2025
2	297 Lower Heidelberg Rd IVANHOE EAST 3079	\$1,830,000	05/12/2025
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:

26/02/2026 08:56



Property Type: House

Agent Comments

Comparable Properties



51 Ormond Rd EAGLEMONT 3084 (REI)

Agent Comments



Price: \$1,810,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 447 sqm approx



297 Lower Heidelberg Rd IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$1,830,000

Method: Private Sale

Date: 05/12/2025

Property Type: House (Res)

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.