

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

25 Keam Street, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

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	31 King St IVANHOE EAST 3079	\$2,520,000	21/02/2026
2	8 Glenard Dr EAGLEMONT 3084	\$2,750,000	03/02/2026
3	5 Outlook Dr EAGLEMONT 3084	\$2,750,000	03/10/2025

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:

02/03/2026 09:42



Property Type:
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
December quarter 2025: \$2,387,500

Comparable Properties



31 King St IVANHOE EAST 3079 (REI)

Agent Comments



Price: \$2,520,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

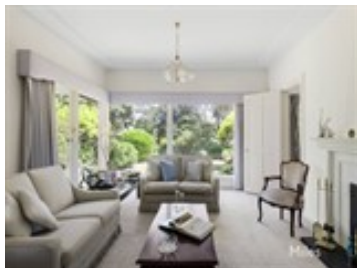


8 Glenard Dr EAGLEMONT 3084 (REI)

Agent Comments



Price: \$2,750,000
Method: Private Sale
Date: 03/02/2026
Property Type: House
Land Size: 1281 sqm approx



5 Outlook Dr EAGLEMONT 3084 (REI/VG)

Agent Comments



Price: \$2,750,000
Method: Private Sale
Date: 03/10/2025
Rooms: 6
Property Type: House (Res)
Land Size: 984 sqm approx

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