

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 42 Rotherwood Road, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

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	73 Maltravers Rd IVANHOE EAST 3079	\$2,020,000	21/02/2026
2	28 Cedric St IVANHOE EAST 3079	\$2,580,000	20/09/2025
3	21 Beauview Pde IVANHOE EAST 3079	\$2,270,000	12/09/2025

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: 24/02/2026 16:22



 4
  3
  4

Property Type: House
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,200,000
Median House Price
 December quarter 2025: \$2,387,500

Comparable Properties



73 Maltravers Rd IVANHOE EAST 3079 (REI)

Agent Comments

 5
  3
  2

Price: \$2,020,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 604 sqm approx



28 Cedric St IVANHOE EAST 3079 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$2,580,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 1115 sqm approx



21 Beauview Pde IVANHOE EAST 3079 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$2,270,000
Method: Sold Before Auction
Date: 12/09/2025
Rooms: 8
Property Type: House (Res)
Land Size: 613 sqm approx

Account - Barry Plant | P: 03 9842 8888



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