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	303 The Boulevard, Ivanhoe East Vic 3079

Indicative selling price

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

Range between $3,850,000 & $4,150,000

Median sale price

Median price $2,454,000 Property Type House Suburb Ivanhoe East

Period - From 01/07/2025 to 30/09/2025 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	43 The Righi EAGLEMONT 3084	$3,400,000	03/04/2025
2	12 Glenard Dr EAGLEMONT 3084	$4,810,000	26/03/2025
3	72 Mcarthur Rd IVANHOE EAST 3079	$3,945,000	25/03/2025

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: 23/10/2025 17:12

303 The Boulevard, Ivanhoe East Vic 3079



5 6 2

Property Type: House
Land Size: 1000 sqm approx

Indicative Selling Price
$3,850,000 - $4,150,000
Median House Price
September quarter 2025: $2,454,000

Agent Comments

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.

Comparable Properties



43 The Righi EAGLEMONT 3084 (REI/VG)

5 3 4

Price: $3,400,000
Method: Sold Before Auction
Date: 03/04/2025
Property Type: House (Res)
Land Size: 822 sqm approx

Agent Comments



12 Glenard Dr EAGLEMONT 3084 (REI/VG)

4 3 3

Price: $4,810,000
Method: Private Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 971 sqm approx

Agent Comments



72 Mcarthur Rd IVANHOE EAST 3079 (REI/VG)

4 4 2

Price: $3,945,000
Method: Private Sale
Date: 25/03/2025
Rooms: 8
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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