

# 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

48 Burke Road North, Ivanhoe East Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$2,380,000

Property Type

House

Suburb

Ivanhoe East

Period - From

01/04/2026

to

30/06/2026

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 | 7a Durham St EAGLEMONT 3084    | \$1,400,000 | 28/04/2026   |
| 2 | 4 Scotts Pde IVANHOE 3079      | \$1,490,000 | 03/04/2026   |
| 3 | 16 Sandra St BULLEEN 3105      | \$1,466,000 | 14/03/2026   |

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:

27/07/2026 11:31

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

June quarter 2026: \$2,380,000



 4  2  2

**Property Type:** House

**Land Size:** 575 sqm approx

**Agent Comments**

## Comparable Properties



**7a Durham St EAGLEMONT 3084 (REI/VG)**

**Agent Comments**

 4  2  -

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 28/04/2026

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 397 sqm approx



**4 Scotts Pde IVANHOE 3079 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 03/04/2026

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 597 sqm approx



**16 Sandra St BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,466,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 676 sqm approx