

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

Range between \$1,680,000

&

\$1,760,000

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	59 Banksia St EAGLEMONT 3084	\$1,620,000	13/07/2026
2	50 Ursa St BALWYN NORTH 3104	\$1,650,000	29/04/2026
3	22 Taurus St BALWYN NORTH 3104	\$1,650,000	21/04/2026

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:

29/07/2026 11:22



3 1 3

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,680,000 - \$1,760,000

Median House Price

June quarter 2026: \$2,380,000

Comparable Properties



59 Banksia St EAGLEMONT 3084 (REI)

Agent Comments

3 2 2

Price: \$1,620,000

Method: Private Sale

Date: 13/07/2026

Property Type: House

Land Size: 858 sqm approx



50 Ursa St BALWYN NORTH 3104 (REI)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Sold Before Auction

Date: 29/04/2026

Property Type: House (Res)

Land Size: 699 sqm approx



22 Taurus St BALWYN NORTH 3104 (REI/VG)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Private Sale

Date: 21/04/2026

Property Type: House

Land Size: 698 sqm approx

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