

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

Single price \$1,799,000

Median sale price

Median price \$2,380,000

Property Type House

Suburb Ivanhoe East

Period - From 01/04/2025

to 31/03/2026

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	47 Glenard Dr EAGLEMONT 3084	\$1,750,000	11/02/2026
2	51 Ormond Rd EAGLEMONT 3084	\$1,810,000	13/12/2025
3	297 Lower Heidelberg Rd IVANHOE EAST 3079	\$1,830,000	05/12/2025

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:

28/04/2026 15:16



 2  1  3

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,799,000
Median House Price
Year ending March 2026: \$2,380,000

Comparable Properties



47 Glenard Dr EAGLEMONT 3084 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,750,000
Method: Private Sale
Date: 11/02/2026
Rooms: 6
Property Type: House (Res)
Land Size: 775 sqm approx



51 Ormond Rd EAGLEMONT 3084 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,810,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 447 sqm approx



297 Lower Heidelberg Rd IVANHOE EAST 3079 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$1,830,000
Method: Private Sale
Date: 05/12/2025
Property Type: House (Res)
Land Size: 755 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133