

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

11 Castella Street, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

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.

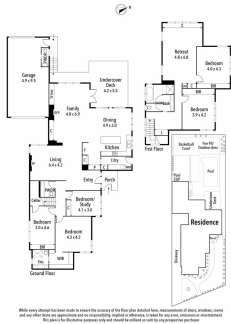
	Address of comparable property	Price	Date of sale
1	11 Sherwood Rd IVANHOE 3079	\$2,500,000	25/03/2026
2	28 Hawdon St EAGLEMONT 3084	\$2,600,001	21/02/2026
3	31 King St IVANHOE EAST 3079	\$2,520,000	21/02/2026

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:

15/06/2026 10:43



3 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 827 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending March 2026: \$2,380,000

Comparable Properties



11 Sherwood Rd IVANHOE 3079 (REI)

Agent Comments

4 3 6

Price: \$2,500,000

Method: Private Sale

Date: 25/03/2026

Property Type: House (Res)

Land Size: 940 sqm approx



28 Hawdon St EAGLEMONT 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$2,600,001

Method: Sold Before Auction

Date: 21/02/2026

Property Type: House (Res)

Land Size: 883 sqm approx



31 King St IVANHOE EAST 3079 (REI/VG)

Agent Comments

4 2 2

Price: \$2,520,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 578 sqm approx