

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

135 Maltravers Road, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$1,950,000

&

\$2,140,000

Median sale price

Median price \$2,075,000

Property Type House

Suburb Ivanhoe

Period - From 01/07/2025

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	24 Eaglemont Cr EAGLEMONT 3084	\$2,100,000	09/09/2026
2	10 Langs Rd IVANHOE 3079	\$2,050,008	23/06/2026
3			

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:

15/09/2026 13:16

135 Maltravers Road, Ivanhoe Vic 3079

**Nelson
Alexander**

James Labiris

9490 2900

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Indicative Selling Price

\$1,950,000 - \$2,140,000

Median House Price

Year ending June 2026: \$2,075,000



 3  1  2

Property Type: House

Agent Comments

Comparable Properties



24 Eaglemont Cr EAGLEMONT 3084 (REI)

Agent Comments

 3  1  2

Price: \$2,100,000

Method: Private Sale

Date: 09/09/2026

Property Type: House



10 Langs Rd IVANHOE 3079 (REI)

Agent Comments

 4  1  1

Price: \$2,050,008

Method: Private Sale

Date: 23/06/2026

Rooms: 8

Property Type: House (Res)

Land Size: 981 sqm approx

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.

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



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