

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

4 Beauview Parade, Ivanhoe East Vic 3079

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$2,380,000 Property Type House Suburb Ivanhoe East

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	56 Durham St EAGLEMONT 3084	\$2,200,000	19/06/2026
2	27 Charteris Dr IVANHOE EAST 3079	\$2,100,000	26/05/2026
3	141 The Boulevard IVANHOE EAST 3079	\$2,150,000	01/05/2026

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:

14/07/2026 13:05

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5 2 1

Rooms: 9
Property Type: House (Res)
Land Size: 595 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,100,000 - \$2,200,000
Median House Price
Year ending June 2026: \$2,380,000

Comparable Properties



56 Durham St EAGLEMONT 3084 (REI)

[Agent Comments](#)

5 2 2

Price: \$2,200,000
Method: Private Sale
Date: 19/06/2026
Rooms: 8
Property Type: House (Res)
Land Size: 697 sqm approx



27 Charteris Dr IVANHOE EAST 3079 (REI)

[Agent Comments](#)

3 3 2

Price: \$2,100,000
Method: Private Sale
Date: 26/05/2026
Rooms: 6
Property Type: House (Res)
Land Size: 794 sqm approx



141 The Boulevard IVANHOE EAST 3079 (REI/VG)

[Agent Comments](#)

4 3 3

Price: \$2,150,000
Method: Private Sale
Date: 01/05/2026
Property Type: House
Land Size: 742 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089