

## 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

22 ROTHERWOOD ROAD IVANHOE EAST VIC 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,488,500

Property type

House

Suburb

Ivanhoe East

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

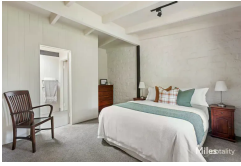
Date of sale

30 GILBERT ROAD IVANHOE VIC 3079	\$2,715,000	27-Mar-26
11 SHERWOOD ROAD IVANHOE VIC 3079	\$2,500,000	25-Mar-26

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 6 months.

This Statement of Information was prepared on: 04 June 2026



**30 GILBERT ROAD IVANHOE VIC 3079**

Sold Price <sup>RS</sup> **\$2,715,000** <sup>UN</sup> Sold Date **27-Mar-26**

 4  2  2

Distance **0.5km**



**11 SHERWOOD ROAD IVANHOE VIC 3079**

Sold Price <sup>RS</sup> **\$2,500,000** <sup>UN</sup> Sold Date **25-Mar-26**

 4  3  2

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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