

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 1003B/56-58 Myrtle Street, Ivanhoe, VIC 3079

Indicative selling price

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

Price Range

\$530,000

&

\$560,000

Median sale price

Median price

\$662,500

Property Type

Apartment

Suburb

Ivanhoe (3079)

Period - From

01/02/2024

to

31/01/2025

Source

REA

Comparable property sales

A These are two 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
608/56-58 Myrtle Street, Ivanhoe, Vic 3079	\$530,000	23/05/2024
1004b/56-58 Myrtle Street, Ivanhoe, Vic 3079	\$537,500	29/01/2025

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: 12/02/2025