

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

310/58 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/07/2025

to

30/09/2025

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.

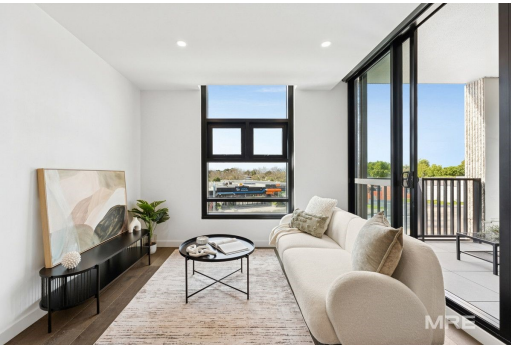
	Address of comparable property	Price	Date of sale
1	G02/119-121 Cape St HEIDELBERG 3084	\$385,000	06/10/2025
2	212/443 Upper Heidelberg Rd IVANHOE 3079	\$383,000	19/05/2025
3	908/58 Myrtle St IVANHOE 3079	\$405,000	16/04/2025

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:

14/10/2025 12:05



Property Type:
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
September quarter 2025: \$715,000

Comparable Properties



G02/119-121 Cape St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 06/10/2025
Rooms: 2
Property Type: Apartment



212/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments



Price: \$383,000
Method: Private Sale
Date: 19/05/2025
Property Type: Apartment



908/58 Myrtle St IVANHOE 3079 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 16/04/2025
Property Type: Apartment