

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

310/69 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/04/2024

to

31/03/2025

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	2/198 Lower Heidelberg Rd IVANHOE EAST 3079	\$737,000	09/04/2025
2	G01/208 Lower Heidelberg Rd IVANHOE EAST 3079	\$726,000	02/04/2025
3	3/206 Lower Heidelberg Rd IVANHOE EAST 3079	\$760,000	15/02/2025

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:

03/07/2025 17:00



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Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
Year ending March 2025: \$730,000

Comparable Properties



2/198 Lower Heidelberg Rd IVANHOE EAST 3079
(REI/VG)

Agent Comments

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Price: \$737,000
Method: Private Sale
Date: 09/04/2025
Rooms: 3
Property Type: Apartment



G01/208 Lower Heidelberg Rd IVANHOE EAST 3079
(REI)

Agent Comments

2 2 1

Price: \$726,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment

3/206 Lower Heidelberg Rd IVANHOE EAST 3079 (VG)

Agent Comments

2 - -

Price: \$760,000
Method: Sale
Date: 15/02/2025
Property Type: Subdivided Flat - Single OYO Flat