

# 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

4/16 Myrtle Street, Ivanhoe Vic 3079

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$920,000

### Median sale price

Median price \$728,000

Property Type Unit

Suburb Ivanhoe

Period - From 01/07/2024

to

30/06/2025

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 | 1/42 Linden Av IVANHOE 3079      | \$850,000 | 11/09/2025   |
| 2 | 2/43 Livingstone St IVANHOE 3079 | \$945,000 | 28/08/2025   |
| 3 | 1/21 Linden Av IVANHOE 3079      | \$835,000 | 12/04/2025   |

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:

26/09/2025 19:46

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3 2 2

**Property Type:** Unit  
**Land Size:** 217 sqm approx  
**Agent Comments**  
12sq approx.

**Indicative Selling Price**  
\$870,000 - \$920,000  
**Median Unit Price**  
Year ending June 2025: \$728,000

## Comparable Properties



1/42 Linden Av IVANHOE 3079 (REI)

Agent Comments

3 1 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 11/09/2025  
**Rooms:** 4  
**Property Type:** Unit



2/43 Livingstone St IVANHOE 3079 (REI)

Agent Comments

3 2 1

**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 28/08/2025  
**Property Type:** Unit  
**Land Size:** 226 sqm approx



1/21 Linden Av IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** Unit

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