

## 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

406/58 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,750

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 712/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079 | \$510,000 | 21-Jul-25 |
| 4/1 WESTLEY AVENUE IVANHOE VIC 3079            | \$510,000 | 29-Sep-25 |
| 2/241 WATERDALE ROAD IVANHOE VIC 3079          | \$550,000 | 20-Oct-25 |

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: 11 November 2025



**712/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079**

2 1 1

Sold Price **\$510,000** Sold Date **21-Jul-25**

Distance **0.23km**



**4/1 WESTLEY AVENUE IVANHOE VIC 3079**

2 1 -

Sold Price Sold Date **29-Sep-25**

Distance **1.77km**



**2/241 WATERDALE ROAD IVANHOE VIC 3079**

2 1 1

Sold Price <sup>RS</sup> **\$550,000** Sold Date **20-Oct-25**

Distance **0.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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