

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

408b/56-58 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$495,000

&

\$515,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Ivanhoe

Period - From

01/01/2025

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 | 705/45 Linden Av IVANHOE 3079 | \$495,000 | 23/04/2025 |
| 2 | 1111/443 Upper Heidelberg Rd IVANHOE 3079 | \$515,000 | 24/03/2025 |
| 3 | 804/443 Upper Heidelberg Rd IVANHOE 3079 | \$515,000 | 26/02/2025 |

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:

14/05/2025 13:44



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000 - \$515,000

Median Unit Price

March quarter 2025: \$640,000

Comparable Properties



705/45 Linden Av IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 23/04/2025

Property Type: Apartment



1111/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 24/03/2025

Property Type: Apartment



804/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 26/02/2025

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255