

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

56-58 Myrtle Street, Ivanhoe, Vic 3079

Indicative selling price

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

range between \$515,000 & \$550,000

Median sale price

Median price \$875,000 Property type Unit Suburb Ivanhoe

Period - From 01/05/2026 to 31/07/2026 Source  PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1003B/56-58 Myrtle Street, Ivanhoe, VIC 3079	\$533,000	15/04/2025
805/58 Myrtle Street, Ivanhoe, VIC 3079	\$538,500	01/04/2025
108/443 Upper Heidelberg Road, Ivanhoe, VIC 3079	\$540,000	04/05/2026

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 10/08/2026