Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	6/69 Marshall Street, Ivanhoe Vic 3079	
Including suburb and	,	

postcode

Indicative selling price

Property offered for sale

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

Range between \$680,000 \$720,000 &

Median sale price

Median price	\$705,750	Pro	perty Type	Jnit		Suburb	Ivanhoe
Period - From	01/04/2025	to	30/06/2025	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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1	9/68 Banksia St HEIDELBERG 3084	\$620,000	20/06/2025
2	4/96 St Elmo Rd IVANHOE 3079	\$716,500	19/04/2025
3			

OR

В* 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:	18/09/2025 15:05



Date of sale



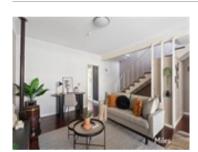


Property Type: Townhouse Land Size: 72 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$720,000 **Median Unit Price** June quarter 2025: \$705,750

Comparable Properties



9/68 Banksia St HEIDELBERG 3084 (REI/VG)

Agent Comments

Price: \$620.000 Method: Private Sale Date: 20/06/2025

Rooms: 3

Property Type: Townhouse (Res)



4/96 St Elmo Rd IVANHOE 3079 (REI/VG)



Agent Comments

Price: \$716,500 Method: Private Sale Date: 19/04/2025

Property Type: Townhouse (Single)

Land Size: 83 sqm approx

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.

Account - VICPROP | P: 03 8888 1011





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