

# 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

6/69 Marshall 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 \$680,000

&

\$720,000

### Median sale price

Median price \$705,750

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2025

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	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

~~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:

18/09/2025 15:05



2 1 1

**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**

2 1 1

**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**

2 1 1

**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.