Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	g09/69 Marshall Street, Ivanhoe Vic 3079
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$450,000	&	\$490,000
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Median sale price

Median price	\$728,000	Pro	perty Type	Unit		Suburb	Ivanhoe
Period - From	01/07/2024	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

Add	dress of comparable property	Price	Date of sale
1	211/1 Westley Av IVANHOE 3079	\$465,000	04/09/2025
2	205/69 Marshall St IVANHOE 3079	\$430,000	16/07/2025
3	606/1 Westley Av IVANHOE 3079	\$500,000	13/07/2025

OR

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

This Statement of Information was prepared on:	10/09/2025 08:38



JellisCraig

Stefan Bontempelli 9499 7992 0413 014 844 StefanBontempelli@jelliscraig.com.au

> Indicative Selling Price \$450,000 - \$490,000 Median Unit Price Year ending June 2025: \$728,000



Agent Comments

Comparable Properties



211/1 Westley Av IVANHOE 3079 (REI)

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Price: \$465,000 Method: Private Sale Date: 04/09/2025

Property Type: Apartment

Agent Comments



205/69 Marshall St IVANHOE 3079 (REI)

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Price: \$430,000 Method: Private Sale Date: 16/07/2025 Rooms: 2

Property Type: Apartment

Agent Comments



606/1 Westley Av IVANHOE 3079 (REI)

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Price: \$500,000 **Method:** Private Sale **Date:** 13/07/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



