

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

g09/69 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$728,000

Property 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	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 comparable properties 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

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending June 2025: \$728,000



Property Type: Apartment

Agent Comments

Comparable Properties



211/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



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



205/69 Marshall St IVANHOE 3079 (REI)

Agent Comments



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



606/1 Westley Av IVANHOE 3079 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 13/07/2025
Property Type: Apartment