

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

2/88 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$695,000

&

\$740,000

Median sale price

Median price \$692,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/01/2025

to

31/12/2025

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	3/11 Langs Rd IVANHOE 3079	\$722,500	03/12/2025
2	5/11 Rose St IVANHOE 3079	\$725,000	30/10/2025
3	1/76 Marshall St IVANHOE 3079	\$740,000	06/10/2025

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:

10/03/2026 08:33



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$695,000 - \$740,000

Median Unit Price

Year ending December 2025: \$692,500

Comparable Properties



3/11 Langs Rd IVANHOE 3079 (REI/VG)

Agent Comments

2
 1
 1

Price: \$722,500

Method: Private Sale

Date: 03/12/2025

Property Type: Unit



5/11 Rose St IVANHOE 3079 (REI/VG)

Agent Comments

2
 1
 1

Price: \$725,000

Method: Sold Before Auction

Date: 30/10/2025

Property Type: Apartment



1/76 Marshall St IVANHOE 3079 (VG)

Agent Comments

2
 -
 -

Price: \$740,000

Method: Sale

Date: 06/10/2025

Property Type: Company Share N.E.C. (ground level)

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