

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

201/58 MYRTLE STREET IVANHOE VIC 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Ivanhoe

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

412B/56 MYRTLE STREET IVANHOE VIC 3079	\$402,700	28-Jul-26
4/264 WATERDALE ROAD IVANHOE VIC 3079	\$385,000	19-Aug-26
521/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$365,500	23-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 26 August 2026



**412B/56 MYRTLE STREET
IVANHOE VIC 3079**

1 1 1

Sold Price

^{RS}

\$402,700

Sold Date

28-Jul-26

Distance

0.03km



**4/264 WATERDALE ROAD
IVANHOE VIC 3079**

1 1 1

Sold Price

^{RS}

\$385,000

Sold Date

19-Aug-26

Distance

0.83km



**521/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

1 1 1

Sold Price

\$365,500

Sold Date

23-Jun-26

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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