

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

3/74 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$630,000

&

\$665,000

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	2/297 Upper Heidelberg Rd IVANHOE 3079	\$635,000	13/12/2025
2	10/7 Waverley Av IVANHOE 3079	\$640,500	04/12/2025
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:

24/03/2026 10:27

3/74 Marshall Street, Ivanhoe Vic 3079

JellisCraig

Stefan Bontempelli
9499 7992
0413 014 844

StefanBontempelli@jellisrcraig.com.au

Indicative Selling Price

\$630,000 - \$665,000

Median Unit Price

Year ending December 2025: \$692,500



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



2/297 Upper Heidelberg Rd IVANHOE 3079 (REI/VG)

Agent Comments

 2  1  1

Price: \$635,000

Method: Auction Sale

Date: 13/12/2025

Rooms: 3

Property Type: Apartment



10/7 Waverley Av IVANHOE 3079 (REI/VG)

Agent Comments

 2  1  1

Price: \$640,500

Method: Sold Before Auction

Date: 04/12/2025

Rooms: 3

Property Type: Apartment

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.

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



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