

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

904b/58 Myrtle Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$716,500

Property Type Unit

Suburb Ivanhoe

Period - From 01/04/2025

to

31/03/2026

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	G1/1 Powlett St HEIDELBERG 3084	\$580,000	05/01/2026
2	411/443 Upper Heidelberg Rd IVANHOE 3079	\$580,000	03/11/2025
3	G04/56-58 Myrtle St IVANHOE 3079	\$622,000	31/10/2025

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:

24/04/2026 17:12

904b/58 Myrtle Street, Ivanhoe Vic 3079



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

Year ending March 2026: \$716,500

Comparable Properties



G1/1 Powlett St HEIDELBERG 3084 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 05/01/2026

Property Type: Apartment



411/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 03/11/2025

Property Type: Apartment



G04/56-58 Myrtle St IVANHOE 3079 (REI)

Agent Comments

 2  2  1

Price: \$622,000

Method: Private Sale

Date: 31/10/2025

Property Type: Apartment

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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