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	6/134 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Single price $650,000

Median sale price

Median price $2,017,500 Property Type House 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	28/96 Hawdon St HEIDELBERG 3084	$650,000	06/02/2026
2	3/1 Westley Av IVANHOE 3079	$670,000	21/01/2026
3	2/297 Upper Heidelberg Rd IVANHOE 3079	$635,000	13/12/2025

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: 31/03/2026 16:54

6/134 Marshall Street, Ivanhoe Vic 3079

Nelson Alexander



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000
Median House Price
Year ending December 2025: $2,017,500

Comparable Properties



28/96 Hawdon St HEIDELBERG 3084 (REI/VG)

2 2 1

Price: $650,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment

Agent Comments

3/1 Westley Av IVANHOE 3079 (VG)

1 - -

Price: $670,000
Method: Sale
Date: 21/01/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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

2 1 1

Price: $635,000
Method: Auction Sale
Date: 13/12/2025
Rooms: 3
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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