

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

16 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

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

Range between \$4,600,000

&

\$4,800,000

Median sale price

Median price \$2,125,250

Property Type House

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	29 Waterdale Rd IVANHOE 3079	\$4,875,000	22/11/2025
2			
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:

28/04/2026 18:16



Property Type: House

Land Size: 1149 sqm approx

Agent Comments

Comparable Properties



29 Waterdale Rd IVANHOE 3079 (REI/VG)



Price: \$4,875,000

Method: Private Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 581 sqm approx

Agent Comments

Had additional two car space and additional bathroom

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.